LOT 35 CYPRESS CREEK S/D.
ORB 823-1514, 823-1516,

LAWTON ROGER K
516 ANDES LN
CANTON, GA 30114

2027

03-4S-16-02739-135

BUILDING CHARACTERISTICS

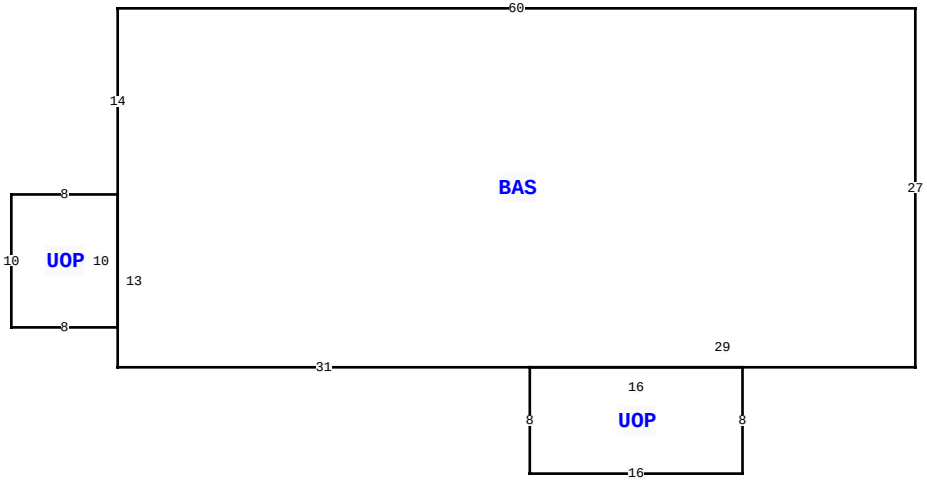
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,840
UOP	80	25		20	566
UOP	128	25		32	906
TOTALS	1,828			1,672	47,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,672	117.9000	70.74	118,277	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1620 HX Base Yr



149 SW MERRIMACK PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,500.00	1,500.00	70	1998	1998	3	70	1,050	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	47,311
TOTAL MARKET OB/XF VALUE	8,550
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	78,361
SOH/AGL Deduction	4,704
ASSESSED VALUE	73,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,657
TOTAL JUST VALUE	78,361
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,361

SALE:4:1: GOT VERY GOOD DEAL
SALE:3:1: LOT 35
SALE:2:1: IN LIEU OF FORECLOSURE
SALE:1:1: IN LIEU OF FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38024	MAINT/ALTR	75	04/24/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0954/0783	5/21/2002	WD	Q	I	01	100
GRANTOR: ANGELA LAWTON & HOLLY						
GRANTEE: ROGER LAWTON						
0954/0782	5/21/2002	WD	Q	I	04	100
GRANTOR: MEREDITH & JUDY ONEAL						
GRANTEE: ROGER LAWTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 UOP= W8 S10 E8 N10$ S13 E31 UOP= S8 E16 N8 W16$ E29 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,550

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.49 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS