

COMM NW COR OF NE1/4 OF NE1/4, R  
C/L OF RR, RUN S'LY 1986 FT, W 5  
W'LY 105 FT, S'LY 210 FT, E'LY 1

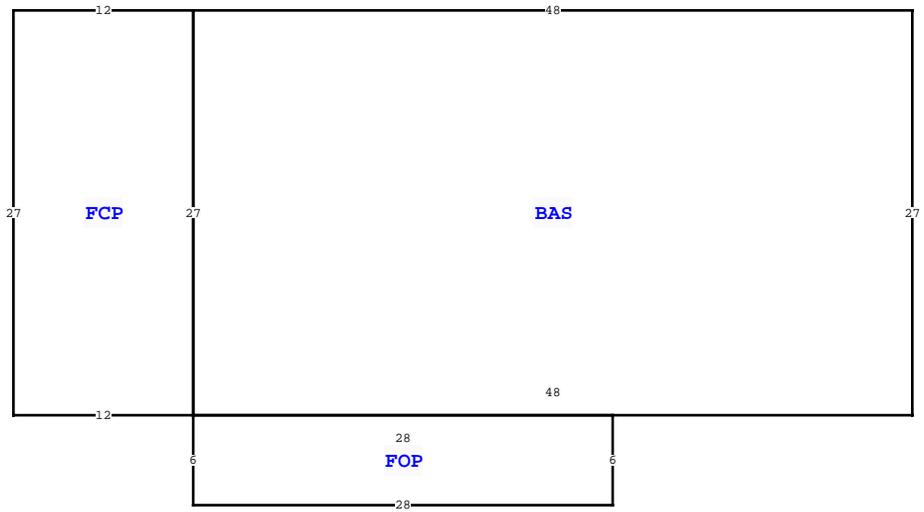
CURINTON CRYUS JR  
3426 WOODRUFF CREEK LN  
LOGANVILLE, GA 30052

**2026**

03-5S-16-03456-002  
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	03	PLASTER	100
Interior Floo	09	PINE WOOD	90
Interior Floo	06	VINYL ASB	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	3516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	
FCP	324	25	
FOP	168	30	
TOTALS	1,788		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,427	90.4400	103.10	147,124	1958	1958	0	0	35.00	65.00
1 SINGLE FAM 0% - 2023 Heated Area: 1296 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			95,631
TOTAL MARKET OB/XF VALUE			1,600
TOTAL LAND VALUE - MARKET			8,000
TOTAL MARKET VALUE			105,231
SOH/AGL Deduction			0
ASSESSED VALUE			105,231
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			105,231
TOTAL JUST VALUE			105,231
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1474/837	2/25/2022	WD	U	I	11	100
GRANTOR: ELLIS MILDRED						
GRANTEE: CURINTON CRYUS JR						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/15/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W48 FCP= W12 S27 E12 N27\$ S27 FOP= S6 E28 N6 W28\$ E48 N27\$.	

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	210.00	105.00	0.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	8,000							