LOT 12 BLOCK 9 LAKEWOOD S/D.

715-589, WD 1162-709, QC 1437-21

DAUREN SANDRA T/DUREN BRIAN CHRISTOPHER
629 BRANDYWINE DR
EVANS, GA 30809

2027

05-4S-17-07844-000

BUILDING CHARACTERISTICS

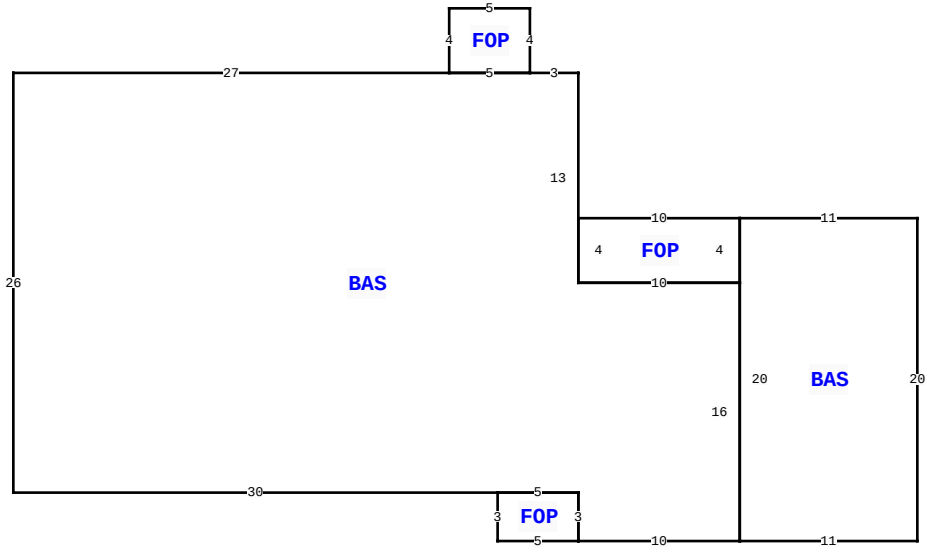
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	15,415
BAS	1,070	100		1,070	74,975
FOP	15	30		4	280
FOP	20	30		6	421
FOP	40	30		12	841
TOTALS	1,365			1,312	91,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,312	98.0000	107.80	141,434	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1290 HX Base Yr



1380 SE INGLEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	91,932
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	17,739
TOTAL MARKET VALUE	111,171
SOH/AGL Deduction	0
ASSESSED VALUE	111,171
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,171
TOTAL JUST VALUE	111,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,842

SALE:1:1: $.55 STAMPS

LAND:1:1: 77.40X152.65 + 2,381 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00631			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/1671	6/30/2025	QC	U	I	11	100
GRANTOR: DUREN SANDRA T						
GRANTEE: DAUREN SANDRA T						
1437/2126	5/08/2021	QC	U	I	11	100
GRANTOR: SBG OF LAKE CITY INC						
GRANTEE: DUREN SANDRA T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S26 E30 FOP= S3 E5N3 W5$ E5 S3 E10 BAS= E11 N20W11 S20$ N16 FOP= N4 W10 S4 E10$ W10 N13 W3 FOP= N4 W5 S4 E5$ W5$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0100	C	SFR	0		*RSF	-277.00	153.00	14,191.00	SF		1.00	1.00	1.00	1.25	1.25	17,739							

REVIEW DATE 10/18/2024 BY JS Total Acres: 0.33 Total Land Value: 17,739 Market: 0 Agricultural: 0 Common: 17,739 PRINTED 11/17/2026 BY SYS