LOTS 5 & 6 BLOCK 15 LAKE FOREST
843-780, WD 1382-945, DC 1578-15

TRAINOR CHERYL LYNN
1708 MULLBERRY LAKE DR
DACULA, GA 30019

2027

06-4S-17-07961-000

BUILDING CHARACTERISTICS

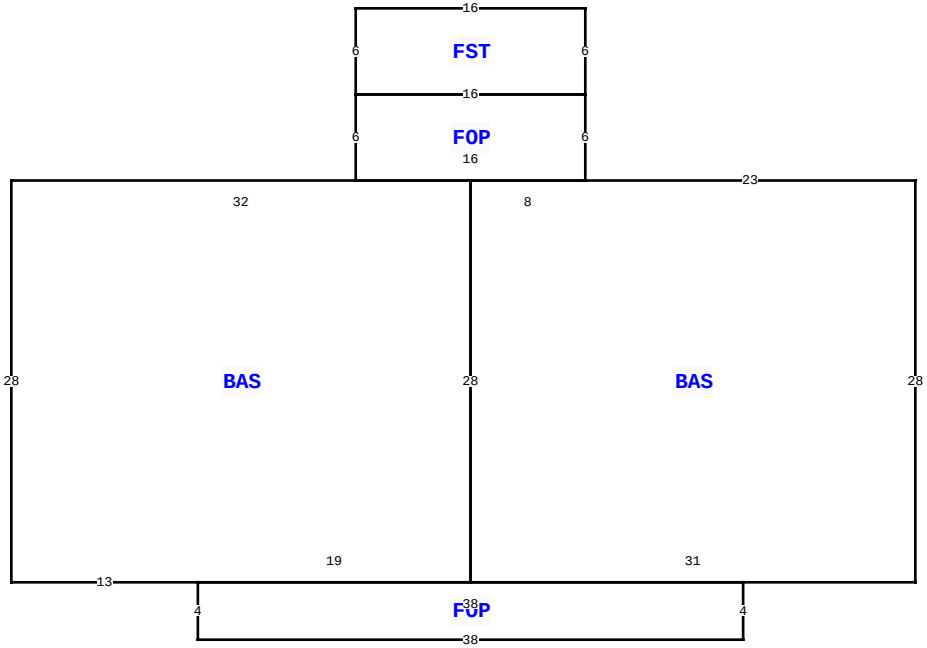
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100		868	44,681
BAS	896	100		896	46,122
FOP	96	30		29	1,493
FOP	152	30		46	2,368
FST	96	55		53	2,728
TOTALS	2,108			1,892	97,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,892	118.3350	102.95	194,781	1972	1972	0	0	0	50.00	50.00

1 DUPLEX 0% - 0 Heated Area: 1764 HX Base Yr



1077 SW MCFARLANE AVE, 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	1,125.00	1,125.00	70	0	0	3	70	788	
3	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	304,772
TOTAL MARKET OB/XF VALUE	2,488
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	352,260
SOH/AGL Deduction	0
ASSESSED VALUE	352,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,260
TOTAL JUST VALUE	352,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	352,260

BLDG:3:1: HOPKINS MCFARLANE APTS

BLDG:2:1: 1 APT 1 BATH-1 APT 2 BATHS-HOPKINS APTS

SALE:1:1: LOTS 5 & 6 BLK 15 LAKE FOREST S/D UNIT 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045536	Roof Replacement	14,335	09/22/2022
00324			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/0945	4/11/2019	LE	U	I	14	100
GRANTOR: THOMAS E BRINCEFIELD						
GRANTEE: CHERYL LYNN TRAINOR						
0843/0780	7/30/1997	WD	Q	I		195,000
GRANTOR: HOPKINS						
GRANTEE: BRINCEFIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= N6 FST= N6 W16 S6 E16$ W16 S6 E16$ W8 BAS= W32 S28 E13 FOP= S4 E38 N4 W38$ E19 N28 $ S28 E31 N28$.

LAND DESCRIPTION

TOTAL OB/XF 2,488

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	0800	C	MULTI-FAM	0		*RMF-	250.00	110.00	2.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	45,000							

REVIEW DATE 05/16/2025 BY JS Total Acres: 0.63 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS

LOTS 5 & 6 BLOCK 15 LAKE FOREST
843-780, WD 1382-945, DC 1578-15

TRAINOR CHERYL LYNN
1708 MULLBERRY LAKE DR
DACULA, GA 30019

2027

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BUILDING CHARACTERISTICS

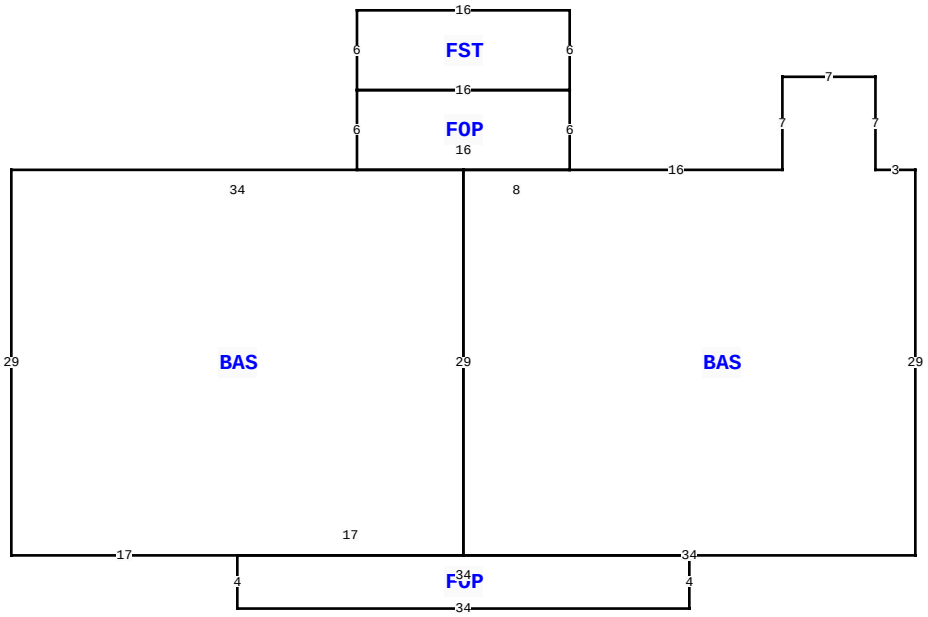
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	986	100		986	51,297
BAS	1,035	100		1,035	53,846
FOP	96	30		29	1,509
FOP	136	30		41	2,133
FST	96	55		53	2,758
TOTALS	2,349			2,144	111,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,144	119.5950	104.05	223,083	1972	1972	0	0	0	50.00	50.00

2 DUPLEX 0% - 0 Heated Area: 2021 HX Base Yr



1077 SW MCFARLANE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 1

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Tax Group: 1	Tax Dist:
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ASSESSED VALUE	352,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,260
TOTAL JUST VALUE	352,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	352,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/0945	4/11/2019	LE	U	I	14	100
GRANTOR: THOMAS E BRINCEFIELD						
GRANTEE: CHERYL LYNN TRAINOR						
0843/0780	7/30/1997	WD	Q	I		195,000
GRANTOR: HOPKINS						
GRANTEE: BRINCEFIELD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 N7 W7 S7 W16 FOP= N6 FST= N6 W16 S6 E16$ W16 S6 E16$ W8 BAS= W34 S29 E17 FOP= S4 E34 N4 W34$ E17 N29$ S29 E34 N29$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/16/2025 BY JS Total Acres: 0.63 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS

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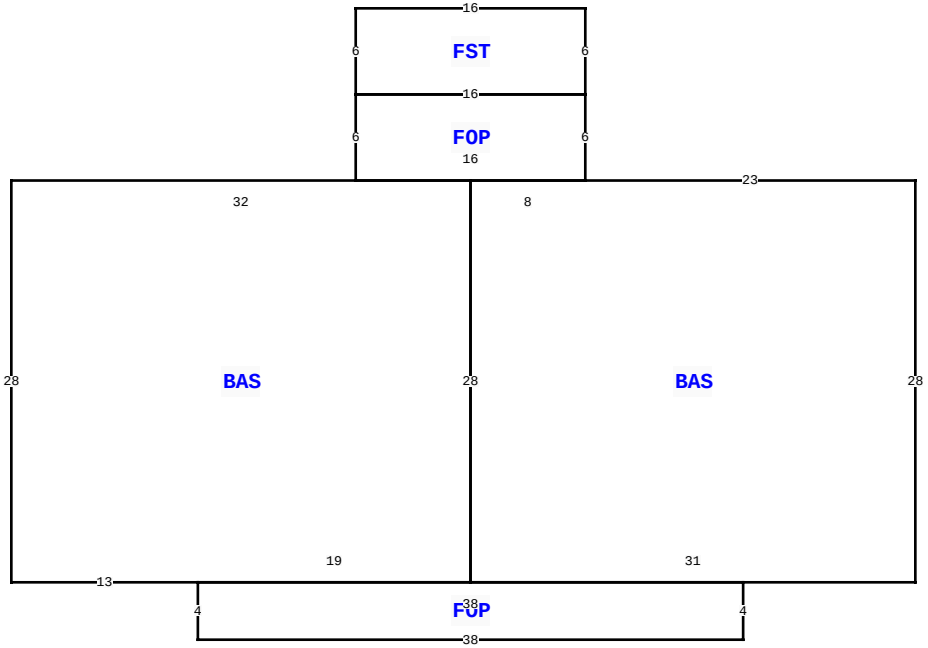
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Roof Cover	03	COMP SHNGL 100
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Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		2 100
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NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100		868	43,969
BAS	896	100		896	45,387
FOP	96	30		29	1,469
FOP	152	30		46	2,330
FST	96	55		53	2,685
TOTALS	2,108			1,892	95,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,892	116.4450	101.31	191,679	1972	1972	0	0	0	50.00	50.00

3 DUPLEX 0% - 0 Heated Area: 1764 HX Base Yr



1077 SW MCFARLANE AVE, LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 1

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,260
TOTAL JUST VALUE	352,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	352,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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

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