LOT 70 CYPRESS LANDING S/D

WD 1030-1581, WD 1038-2129, CT 1

MARTINEZ ARNOLDO/MEDINA-ESCALERA MA DE LA LUZ
1138 LARK SPUR DR
LOCAS GROVE, GA 30248

2027

06-4S-17-08028-170

BUILDING CHARACTERISTICS

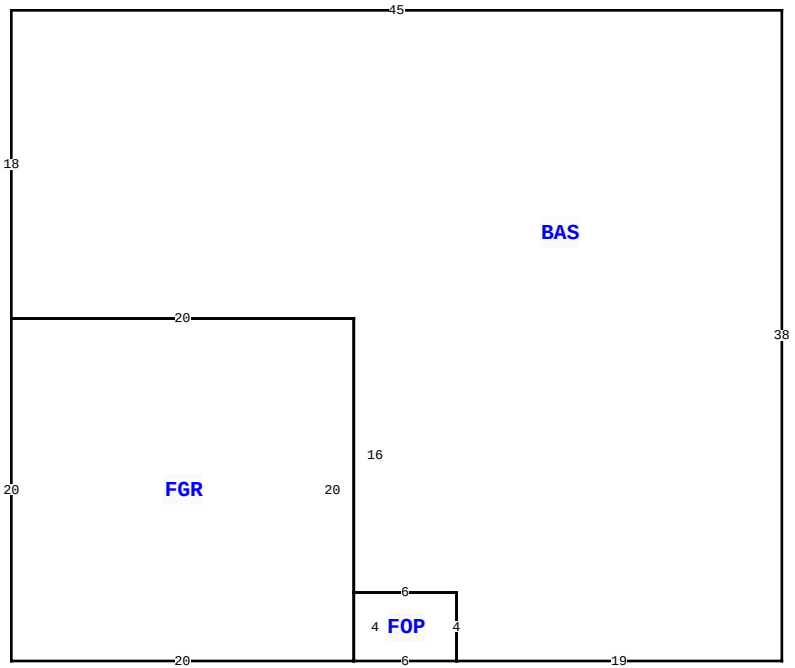
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.1200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,286	100		1,286	138,297
FGR	400	55		220	23,659
FOP	24	30		7	752
TOTALS	1,710			1,513	162,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,513	131.2245	144.35	218,402	2008	2008	0	0	0	25.50	74.50

1 SINGLE FAM 0% - 2021 Heated Area: 1286 HX Base Yr



1474 SW INDIAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	427.00	UT	3.00	3.00	100	2008	2008	3	100	1,281	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	162,709
TOTAL MARKET OB/XF VALUE	1,281
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	186,490
SOH/AGL Deduction	0
ASSESSED VALUE	186,490
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,490
TOTAL JUST VALUE	186,490
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
		15,000	06/27/2025
37	SFR	372	02/22/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/920	4/16/2026	QC	U	I	11	43,100
GRANTOR: MARTINEZ ARNOLDO						
GRANTEE: MARTINEZ ARNOLDO						
1565/2100	4/01/2026	QC	U	I	11	100
GRANTOR: MARTINEZ ARNOLDO						
GRANTEE: MARTINEZ ARNOLDO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S18 FGR= S20 E20 N20 W20$ E20 S16 FOP= S4 E6 N4 W6$ E6 S4 E19 N38$.

LAND DESCRIPTION

TOTAL OB/XF 1,281

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/26/2016 BY DF Total Acres: 0.19 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS