COMM 60 FT E OF NW COR OF SW1/4
442 FT FOR POB, RUN E 222 FT, S
FT, N 196 FT TO POB. (AKA LOT 18

LARISCEY KATIE ELIZABETH
265 MARSH BREEZE LN
WAVERLY, GA 31565

2027

06-5S-17-09135-004

BUILDING CHARACTERISTICS

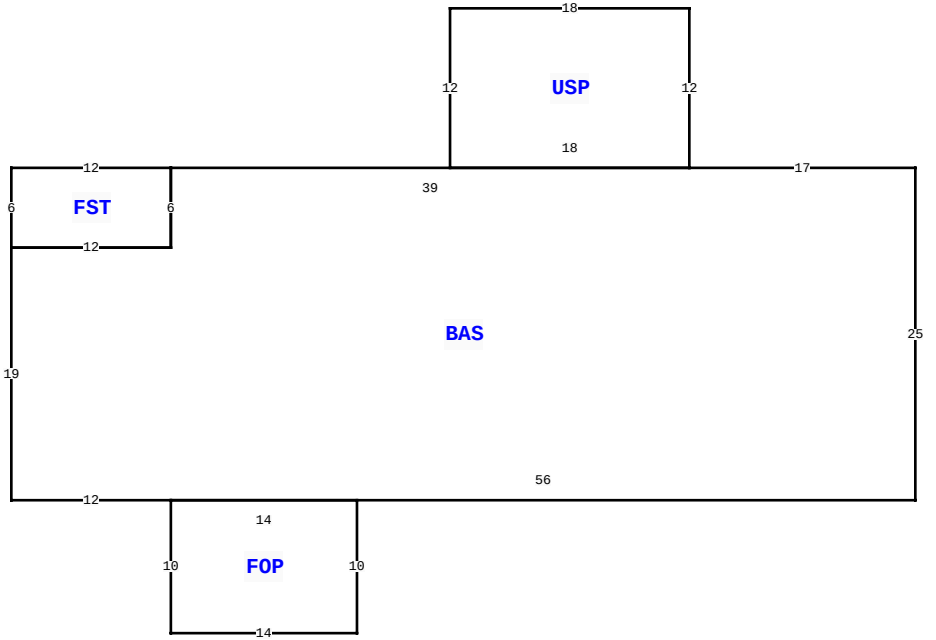
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 01
NEIGHBORHOOD/LOC	6517.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100		1,628	161,780
FOP	140	30		42	4,174
FST	72	55		40	3,975
USP	216	35		76	7,552
TOTALS	2,056			1,786	177,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,786	118.0900	129.90	232,001	1972	2005	0	0	0	23.50	76.50

1 SINGLE FAM 100% - 2026 Heated Area: 1628 HX Base Yr 2026



119 SW JUNE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,481
TOTAL MARKET OB/XF VALUE		1,648
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		202,129
SOH/AGL Deduction		345
ASSESSED VALUE		201,784
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		100,373
TOTAL JUST VALUE		202,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055845	Roof Replacement	10,500	06/05/2026
000051983	Electrical Servic	0	01/03/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/2118	9/26/2025	WD	U	I	41	260,000
GRANTOR: GROUNDFLOOR JACKSONVI						
GRANTEE: LARISCEY KATIE ELIZ						
1539/2324	5/07/2025	WD	U	I	12	159,100
GRANTOR: HAVEN REAL ESTATE SOL						
GRANTEE: GROUNDFLOOR JACKSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 USP= N12 W18 S12 E18$ W39 FST= W12 S6 E12 N6$ S6 W12 S19 E12 FOP= S10 E14 N10 W14$ E56 N25$.

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	100	20	20	400.00	UT	1.12	1.12	100	0	0	3	100	448	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,648

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 10/23/2025 BY TP Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS