

LOT 17 MEADOWLANDS S/D PHS 2.  
AFD 1035-1435. WD 1065-508. WD 1

KIM JUNG HO/KIM WON HEE  
1382 NICHOLSON PL  
SUWANEE, GA 30024

**2026**

06-6S-17-09617-217  
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 58,500 <b>TOTAL MARKET VALUE</b> 58,500 <b>SOH/AGL Deduction</b> 12,380 <b>ASSESSED VALUE</b> 46,120 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 46,120 <b>TOTAL JUST VALUE</b> 58,500 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 49,500																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1065/0509</td> <td>11/03/2005</td> <td>WD</td> <td>U</td> <td>V</td> <td>09</td> <td>75,000</td> </tr> </tbody> </table> GRANTOR: PATTEN GRANTEE: JUNG HO KIM AND WON 1065/0508    10/27/2005    WD    Q    V    01    100 GRANTOR: SUBRANDY LIMITED PART GRANTEE: FITZGERALD C PATTEN										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1065/0509	11/03/2005	WD	U	V	09	75,000
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/07/2026    MLU																							
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																											
																	<b>BUILDING NOTES</b>   																										
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LAND DESCRIPTION										TOTAL OB/XF										0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	0.90	65,000.00	58,500.00	58,500																										
<b>REVIEW DATE</b> 05/07/2026 <b>BY</b> MLU    Total Acres: 5.01    Total Land Value: 58,500    Market: 0    Agricultural: 0    Common: 58,500 <b>PRINTED 05/08/2026 BY SYS</b>																																											