

COMM AT THE SW COR OF THE E 1/2
 RUN N 441.94 FT. TO POB. CONT N
 580.80 FT, S 220.97 FT, W 580.97

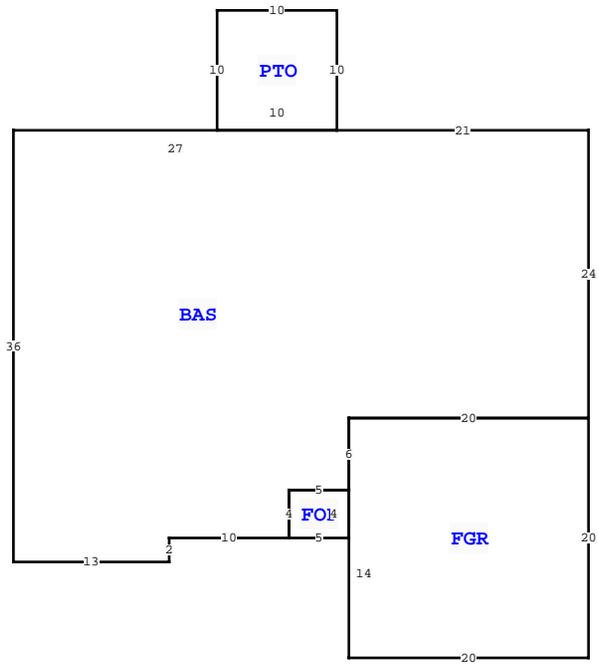
DUREN SANDRA T/DUREN BRIAN CHRISTOPHER
 629 BRANDYWINE DR
 EVANS, GA 30809

2026

07-4S-16-02808-017

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
17	MSNRY STUC 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 90		
12	HARDWOOD 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	2	100
	Frame	03	MASONRY 100
	Stories	1.	1. 100
	Architectual Units	05	CONV 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	7416.00	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
		YEAR	TOT ADJ AREA
			SUBAREA MARKET VALUE
	BAS	1,438	100
	FGR	400	55
	FOP	20	30
	PTO	100	5
	TOTALS	1,958	
		1,669	169,987

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,669	112.2660	125.74	209,860	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1438 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			169,987
TOTAL MARKET OB/XF VALUE			4,858
TOTAL LAND VALUE - MARKET			44,250
TOTAL MARKET VALUE			219,095
SOH/AGL Deduction			0
ASSESSED VALUE			219,095
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			219,095
TOTAL JUST VALUE			219,095
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24583	SFR	455	06/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/2708	8/25/2025	QC	U	I	11	100
GRANTOR: DUREN SANDRA T						
GRANTEE: DUREN SANDRA T						
1544/1671	6/30/2025	QC	U	I	11	100
GRANTOR: DUREN SANDRA T						
GRANTEE: DAUREN SANDRA T						

EXTRA FEATURES																
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
1	0166	CONC,PAVMT	0	0	0	486.00	UT	3.00	3.00	100	2006	2006	3	100	1,458	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,400	

426 SW MOLLIE TER, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 04/07/2025 MLU

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W21 PTO= N10 W10 S10 E10\$ W27 S36 E13 N2 E10 FOP= E5 N4 W5 S4\$ N4 E5 FGR= S14 E20 N20 W20 S6\$ N6 E20 N24\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	2.95	AC		1.00	1.00	1.00	15,000.00	15,000.00	44,250							