LOT 21 COUNTRY LANDINGS S/D.
ORB 820-229, 912-1705, WD 1068-1

AUGUST TIEMAN AND SANDRA T. TIEMAN REVOCABLE LIVIN
86 MECHANIC ST
DAHLONEGA, GA 30533

2027

07-4S-17-08106-121

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition		N/A 100
Heating Type		N/A 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

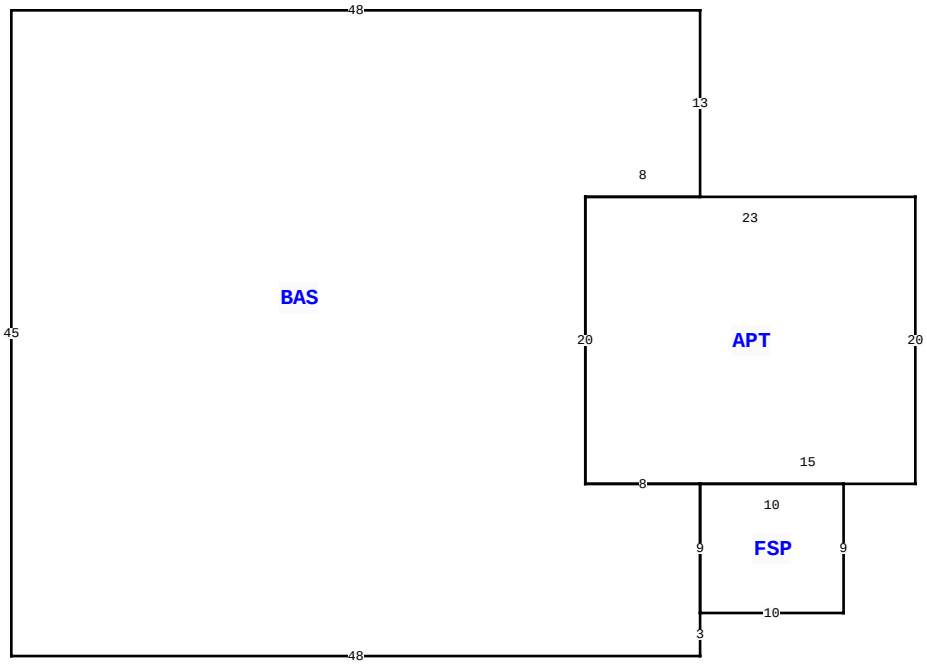
NEIGHBORHOOD/LOC 7417.0400 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	460	100		460	14,472
BAS	2,000	100		2,000	62,920
FSP	90	40		36	1,132
TOTALS	2,550			2,496	78,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	01	2,496	119.7560	44.31	110,598	2002	2002	0	0	0	29.00	71.00

1 AIR HANGAR 100% - 2007 Heated Area: 2460 HX Base Yr 2007



209 SW WINGS TER, 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	100	0	0	1,846.00	UT	2.00	2.00	100	2002	2002	3	100	3,692	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		274,495
TOTAL MARKET OB/XF VALUE		3,892
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		313,387
SOH/AGL Deduction		53,651
ASSESSED VALUE		259,736
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		203,325
TOTAL JUST VALUE		313,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20695	SFR	244	05/14/2003
18660	SFR	274	08/27/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1068/1332	12/16/2005	WD	Q	I		350,000
GRANTOR: PETER & SHARON TAYLOR						
GRANTEE: AUGUST & SANDRA T T						
0912/1705	10/13/2000	WD	Q	V		30,000
GRANTOR: F C CARROLL PROPERTIE						
GRANTEE: PETER & SHARON TAYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S45 E48 N3 FSP= E10 N9 W10 S9$ N9 APT= E15 N20 W23 S20 E8$ W8 N20 E8 N13$.

LAND DESCRIPTION

TOTAL OB/XF 3,892

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		RSF-1	236.00	125.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/29/2017 BY DF Total Acres: 0.68 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS

LOT 21 COUNTRY LANDINGS S/D.

ORB 820-229, 912-1705, WD 1068-1

AUGUST TIEMAN AND SANDRA T. TIEMAN REVOCABLE LIVIN
86 MECHANIC ST
DAHLONEGA, GA 30533

2027

07-4S-17-08106-121

BUILDING CHARACTERISTICS

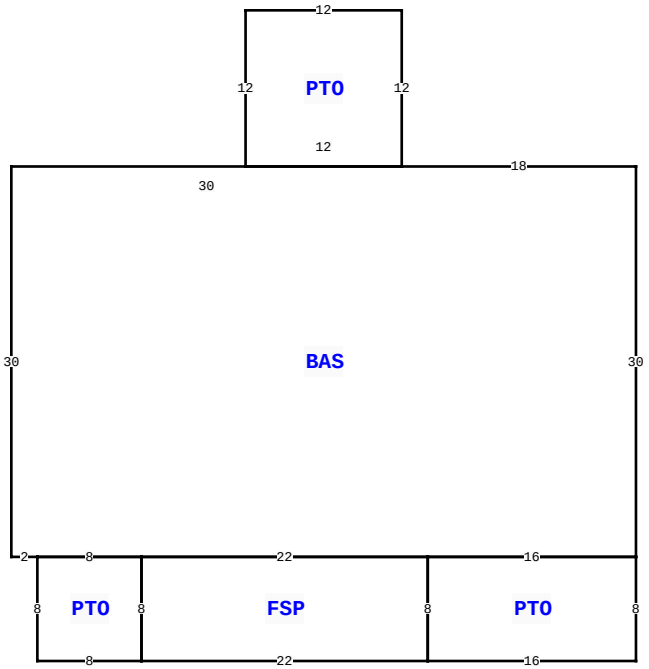
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	09	09
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	184,926
FSP	176	40		70	8,989
PTO	64	5		3	385
PTO	128	5		6	771
PTO	144	5		7	899
TOTALS	1,952			1,526	195,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,526	158.3010	174.13	265,722	2004	2004	0	0	0	26.25	73.75

2 SINGLE FAM 100% - 2007 Heated Area: 1440 HX Base Yr 2007



209 SW WINGS TER, 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		274,495
TOTAL MARKET OB/XF VALUE		3,892
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		313,387
SOH/AGL Deduction		53,651
ASSESSED VALUE		259,736
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		203,325
TOTAL JUST VALUE		313,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1068/1332	12/16/2005	WD	Q	I		350,000
GRANTOR: PETER & SHARON TAYLOR						
GRANTEE: AUGUST & SANDRA T T						
0912/1705	10/13/2000	WD	Q	V		30,000
GRANTOR: F C CARROLL PROPERTIE						
GRANTEE: PETER & SHARON TAYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 PTO= N12 W12 S12 E12$ W30 S30 E2 PTO= S8 E8 N8 W8$
E8 FSP= S8 E22 N8 W22$ E22 PTO= S8 E16 N8 W16 $ E16 N30$.

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 03/29/2017 BY DF Total Acres: 0.68 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS