COMM NW COR OF NE1/4, RUN S 615.
E 502.65 FT FOR POB, CONT E 350.
658.84 FT, W 305.21 FT, N 685.72

RIGGINS JAMES BLAKE/RIGGINS JENNIFER GIBSON
601 N PICKETT ST
AUTAUGAVILLE, AL 36003

2027

07-4S-17-08158-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 06

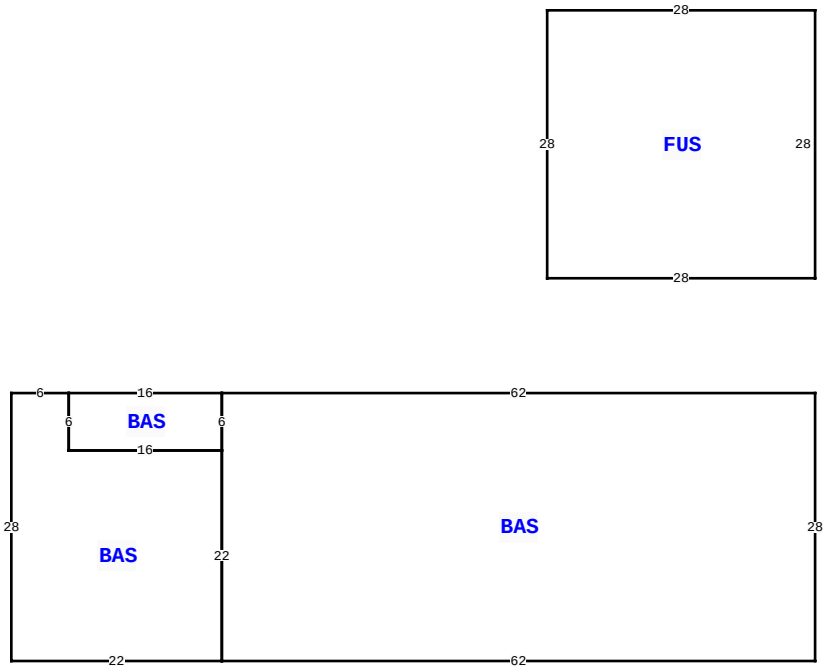
NEIGHBORHOOD/LOC 7417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	8,148
BAS	520	100		520	44,132
BAS	1,736	100		1,736	147,336
FUS	784	100		784	66,539
TOTALS	3,136			3,136	266,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,136	118.7025	130.57	409,468	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 3136 HX Base Yr



355 SW MARVIN BURNETT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	30	1993	1993	3	30	10,752	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	0	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0252	LEAN-TO W/	0	0	10	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
6	0252	LEAN-TO W/	0	0	10	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
9	0010	BARN,BLK	0	0	20	55	1.00	UT	0.00	0.00	100	1993	1993	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 18,952

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	3.46	AC		1.00	1.00	1.00	9,000.00	9,000.00	31,140							
2	9630	C	SWAMP	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							

REVIEW DATE 10/03/2024 BY TP Total Acres: 4.46 Total Land Value: 31,640 Market: 0 Agricultural: 0 Common: 31,640 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	266,154
TOTAL MARKET OB/XF VALUE	18,952
TOTAL LAND VALUE - MARKET	31,640
TOTAL MARKET VALUE	316,746
SOH/AGL Deduction	0
ASSESSED VALUE	316,746
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	316,746
TOTAL JUST VALUE	316,746
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,597

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049247	Roof Replacement	11,850	02/20/2024
30411	MAINT/ALTR	30	08/22/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2183	6/11/2024	WD	Q	I	01	415,000
GRANTOR: TAYLOR MELANIE L						
GRANTEE: RIGGINS JAMES BLAKE						
1331/1512	2/09/2017	LE	U	I	14	100
GRANTOR: DALE PHILMAN						
GRANTEE: DALE PHILMAN (LE)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W62 S6 S22 E62 N28 $
FUS=[ORIG=0,-40] W28 S28 E28 N28 $
BAS=[ORIG=-62,6] W16 N6 W6 S28 E22 N22 $
BAS=[ORIG=-62,0] W16 S6 E16 N6 $
PTR=[ORIG=0,0] N40 S40 $
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