S 6 AC OF E1/2 OF NW1/4 OF SW1/4 OF SW1/4.

LANGUASCO JASON W JR/LANGUASCO JORDAN H
1010 CYPERTS TRL
WINDER, GA 38688

**2027**

**08-7S-17-09952-003**

## BUILDING CHARACTERISTICS

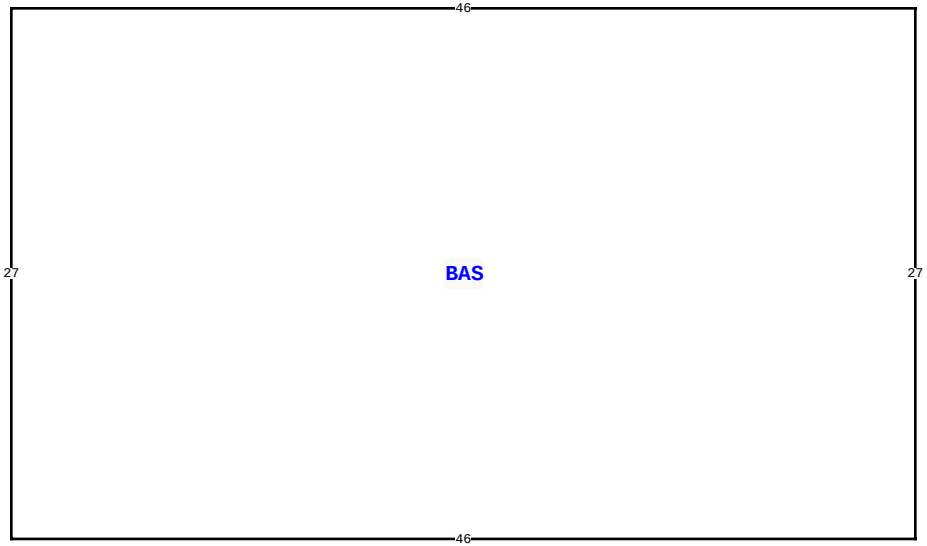
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 8717.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,242 | 100 | | 1,242 | 33,951 |
| TOTALS | 1,242 | | | 1,242 | 33,951 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,242 | 113.9000 | 68.34 | 84,878 | 1996 | 1996 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2026 Heated Area: 1242 HX Base Yr




2073 SW COUNTY ROAD 778 , FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 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 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 300 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 33,951 |
| TOTAL MARKET OB/XF VALUE | 7,600 |
| TOTAL LAND VALUE - MARKET | 182,000 |
| TOTAL MARKET VALUE | 59,676 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 59,676 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 59,676 |
| TOTAL JUST VALUE | 223,551 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 223,551 |

PRMT:1:1: STACEY HAGAN MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043438 | Roof Replacement | 8,211 | 12/22/2021 |
| 11343 | M H | 125 | 06/27/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1557/1061 | 12/29/2025 | WD | U | I | 11 | 100 |
| GRANTOR: GOFF STACEY H (F/K/A | | | | | | |
| GRANTEE: LANGUASCO JASON W J | | | | | | |
| 1556/1474 | 12/17/2025 | WD | U | I | 11 | 100 |
| GRANTOR: LANGUASCO STACEY H | | | | | | |
| GRANTEE: LANGUASCO JASON W J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W46 S27 E46 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 7,600

| 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 | 0200 | C | MBL HM | 0 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 7,000 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 25.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 11,125 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 25.00 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 175,000 | | | | | | | |

REVIEW DATE 11/16/2017 BY DF Total Acres: 26.00 Total Land Value: 18,125 Market: 175,000 Agricultural: 11,125 Common: 7,000 PRINTED 11/17/2026 BY SYS