LOT 2 WOODHAVEN S/D UNIT 3.
428-323, 743-45, DC 1156-1566, W

BROWN JAMES M/BROWN KRISTI L
212 W LAKE BLVD
CARROLLTON, GA 30116-5912

2027

09-4S-17-08300-067

BUILDING CHARACTERISTICS

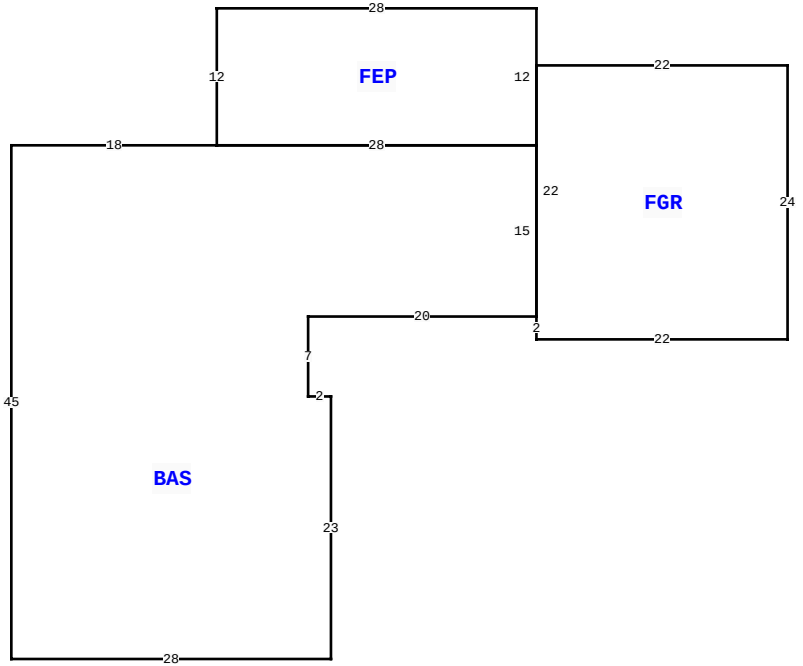
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100		1,516	134,990
FEP	336	80		269	23,953
FGR	528	55		290	25,823
TOTALS	2,380			2,075	184,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,075	124.5321	136.99	284,254	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1516 HX Base Yr



384 SE WOODHAVEN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	184,765
TOTAL MARKET OB/XF VALUE	2,300
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	205,565
SOH/AGL Deduction	0
ASSESSED VALUE	205,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	205,565
TOTAL JUST VALUE	205,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056545	Roof Replacement	15,250	09/09/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1335/0465	4/19/2017	WD	Q	I	01	143,000
GRANTOR: TIMOTHY S & JUDITH C						
GRANTEE: JAMES M & KRISTI L						
1160/1043	10/10/2008	WD	Q	I	03	17,200
GRANTOR: POLLY PUTMAN						
GRANTEE: TIMOTHY & JUDITH SM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S45 E28 N23 W2 N7 E20 FGR= S2 E22 N24 W22 S22 $ N15
FEP= N12 W28 S12 E28$ W28$.

LAND DESCRIPTION

TOTAL OB/XF 2,300

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/11/2017 BY BC Total Acres: 1.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS