LOT 1 CHIPDALE ESTATES S/D.

759-380, 901-237, CT 999-526, WD

HENDRIX JAMES
881 HADDOCK RD
KINGSLAND, GA 31548

2027

10-4S-16-02862-101

BUILDING CHARACTERISTICS

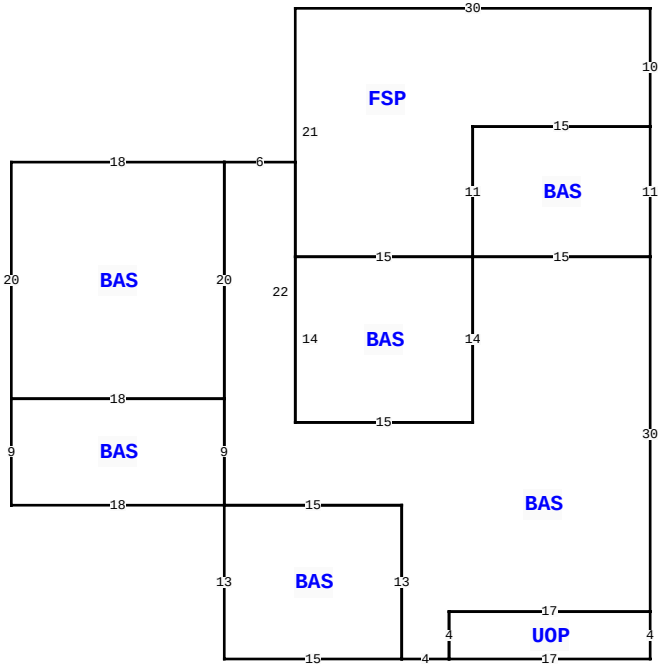
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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	10416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	162	100		162	15,746
BAS	165	100		165	16,037
BAS	195	100		195	18,953
BAS	210	100		210	20,411
BAS	360	100		360	34,989
BAS	799	100		799	77,657
FSP	465	40		186	18,078
UOP	68	20		14	1,361
TOTALS	2,424			2,091	203,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,091	117.8100	129.59	270,973	1992	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2016 Heated Area: 1891 HX Base Yr 2016



111 SW PRAIRIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	203,230
TOTAL MARKET OB/XF VALUE	6,600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	228,330
SOH/AGL Deduction	62,966
ASSESSED VALUE	165,364
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	113,953
TOTAL JUST VALUE	228,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,030

SALE:1:1: LOT 1 CHIPDALE ESTATES S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1792	8/28/2026	WD	Q	I	01	330,000
GRANTOR: CRAWFORD BRANDON W						
GRANTEE: HENDRIX JAMES						
1302/2150	10/16/2015	WD	Q	I	01	143,100
GRANTOR: SHIRLEY S SUMEREL						
GRANTEE: BRANDON W & KAYLA E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S14 E15 N14$ BAS= S14 W15 N22 W6 BAS= W18 S20 E18 N20$ S20 BAS= W18 S9 E18 N9$ S9 BAS= S13 E15 N13 W15$ E15 S13 E4 UOP= E17 N4 W17 S4$ N4 E17 N30 BAS= N11 FSP= N10 W30 S21 E15 N11 E15$ W15 S11 E15$ W15$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000	
2	0060	CARPORT F	0	100	20	30	600.00	UT	5.00	5.00	100	2004	2004	3	100	3,000	
3	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 6,600

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	0100	C	SFR	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/24/2024 BY JB Total Acres: 1.71 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS