COMM AT NE COR OF NW1/4 OF SW
1/4, RUN S 164.95 FT FOR POB
CONT S 386.66 FT, W 565.65 FT,

BROWN KASHANDA NIKIA
C/O CLARENCE & FANNIE BROWN, 1510 DAMASCUS HILTON RD
BLAKELY, GA 39823

2026

13-4S-15-00356-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	13415.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	48,288
TOTAL MARKET VALUE	48,288
SOH/AGL Deduction	14,588
ASSESSED VALUE	33,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,700
TOTAL JUST VALUE	48,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	44,264

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/2409	1/11/2013	WD	U	V	11	100
GRANTOR: CLARENCE BROWN 111						
GRANTEE: CLARENCE BROWN 111						
1202/1964	10/08/2010	QC	U	V	11	100
GRANTOR: CLARENCE BROWN 111						
GRANTEE: KASHUNDA NIKIA BROW						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	0000	C	VAC RES	0			0.00	0.00	5.03	AC		1.00	1.00	0.80	12,000.00	9,600.00	48,288							

REVIEW DATE 04/22/2026 BY MLU Total Acres: 5.03 Total Land Value: 48,288 Market: 0 Agricultural: 0 Common: 48,288 PRINTED 05/08/2026 BY SYS