COMM SE COR OF SEC, RUN W 46.11
KICKLIGHTER RD, RUN N ALONG R/W
FOR POB, RUN W 1116.14 FT TO FOR

HAMILTON THELMA P
205 SHEFFIELD CT
FAYETTEVILLE, GA 30215

2026

14-4S-16-02960-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

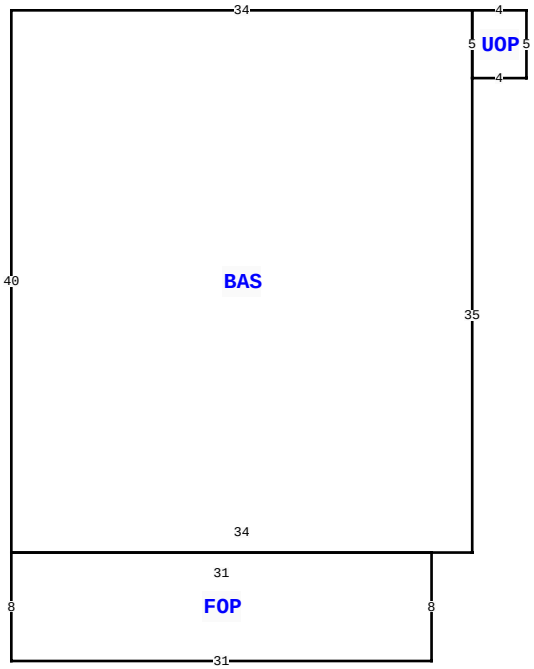
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100		1,360	52,129
FOP	248	30		74	2,837
UOP	20	20		4	153
TOTALS	1,628			1,438	55,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,438	52.6500	58.97	84,799	1940	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1360 HX Base Yr



482 SW KICKLIGHTER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	55,119
TOTAL MARKET OB/XF VALUE	1,410
TOTAL LAND VALUE - MARKET	42,570
TOTAL MARKET VALUE	99,099
SOH/AGL Deduction	0
ASSESSED VALUE	99,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,099
TOTAL JUST VALUE	99,099
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,099

LAND:3:1: DIMENSIONS LESS 210X210 HOME SITE.
LAND:2:1: SFR HOMESITE(AG).
BLDG:1:1: REMOVED UDU TO XFOB
SALE:1:1: HOUSE WITH 4.73 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0842/2344	6/04/1997	WD	Q	I	01	0

GRANTOR: KICKLIGHTER ESTATE
GRANTEE: THELMA HAMILTON (ON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S40 FOP= S8 E31 N8 W31$ E34 N35 UOP= E4 N5 W4 S5$ N5$.

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	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0251	LEAN TO W/	0	0	6	10	60.00	UT	3.00	3.00	100	1993	1993	3	100	180	
3	0252	LEAN-TO W/	0	0	11	15	165.00	UT	2.00	2.00	100	1993	1993	3	100	330	
4	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,410

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	210.00	210.00	4.73	AC		1.00	1.00	1.00	9,000.00	9,000.00	42,570							

REVIEW DATE 11/05/2024 BY KS Total Acres: 4.73 Total Land Value: 42,570 Market: 0 Agricultural: 0 Common: 42,570 PRINTED 03/24/2026 BY SYS