LOT 7 FALLING CREEK S/D.

WD 1085-757, WD 1532-508, WD 153

YOUNG MONIFA
1909 OAKBLUFF WAY SOUTHWEST
AUSTELL, GA 30106

2027

19-2S-17-04736-107

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19217.00	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	05/12/2026 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	46,416
TOTAL MARKET VALUE	46,416
SOH/AGL Deduction	0
ASSESSED VALUE	46,416
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,416
TOTAL JUST VALUE	46,416
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053888	Right-of-Way Acce		08/21/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/685	1/24/2025	WD	U	V	37	18,500
GRANTOR: MILHOMME JOSIAS						
GRANTEE: PLOT PLAZA LLC						
1532/508	1/24/2025	WD	U	V	37	52,000
GRANTOR: PLOT PLAZA LLC						
GRANTEE: YOUNG MONIFA						

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		A-1	0.00	0.00	9.67	AC		1.00	1.00	0.60	8,000.00	4,800.00	46,416							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 9.67 Total Land Value: 46,416 Market: 0 Agricultural: 0 Common: 46,416 PRINTED 11/17/2026 BY SYS