

COMM SE COR OF SW1/4 OF SE1/4, R
TO W R/W US-41 N ALONG US-41 210
200 FT FOR POB, W 1454.2 FT, NW

LEE FAMILY RESOURCES, LLLP
PO BOX 99
SUNNYSIDE, GA 30284

2026

19-3S-17-05070-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 70,720 TOTAL MARKET VALUE 70,720 SOH/AGL Deduction 27,421 ASSESSED VALUE 43,299 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 43,299 TOTAL JUST VALUE 70,720 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 70,720																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1531/2265</td> <td>11/06/2024</td> <td>WD</td> <td>Q</td> <td>I</td> <td>05</td> <td>123,300</td> </tr> </tbody> </table> GRANTOR: O'STEEN GLENN W GRANTEE: LEE FAMILY RESOURCE 0587/0531 3/01/1986 WD Q V 01 1 GRANTOR: GRANTEE:										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1531/2265	11/06/2024	WD	Q	I	05	123,300
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TOTALS EXTRA FEATURES										529 NW OSTEEN CT, LAKE CITY <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td>04/09/2025</td> <td>MLU</td> </tr> </tbody> </table>										BLD DATE	LGL DATE	04/09/2025	MLU																				
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L N	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	9900	C AC NON-AG	0		00	0.00	0.00		13.70	AC	1.00	1.00	0.85	6,000.00	5,100.00	69,870																											
2	0000	C VAC RES	0			0.00	0.00		3.00	AC	1.00	1.00	1.00	250.00	250.00	750																											
3	0000	C VAC RES	0			0.00	0.00		2.00	AC	1.00	1.00	1.00	50.00	50.00	100																											
LAND DESCRIPTION																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	9900	C	AC NON-AG	0		00	0.00	0.00	13.70	AC		1.00	1.00	0.85	6,000.00	5,100.00	69,870																										
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3	0000	C	VAC RES	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	50.00	50.00	100																										
LAND DESCRIPTION																																											
TOTAL OB/XF 0																																											
REVIEW DATE 04/10/2025 BY TP Total Acres: 18.70 Total Land Value: 70,720 Market: 0 Agricultural: 0 Common: 70,720 PRINTED 05/08/2026 BY SYS																																											