

LOTS 1, 3 & 4 BLOCK 4 DOUBLE RUN
 (THIS PORTION OF DOUBLE RUN BEIN
 OF LOT 48, PINE NEEDLES ESTATES)

DICKEY NEWT/DICKEY BETTY E
 241 W MAIN STREET
 FORSYTH, GA 31029-2045

2026

20-3S-17-05312-001



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 STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 8,564 TOTAL LAND VALUE - MARKET 11,326 TOTAL MARKET VALUE 19,890 SOH/AGL Deduction 0 ASSESSED VALUE 19,890 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 19,890 TOTAL JUST VALUE 19,890 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 19,890											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 0817/1733 1/01/1996 WD Q I 03 8,000 GRANTOR: DEBRA DICKEY--SELLMAN GRANTEE: NEWT DICKEY & BETTY											
																				BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE											
TOTALS										203 NE AUDIE TER, LAKE CITY										BUILDING NOTES											
EXTRA FEATURES																				BUILDING DIMENSIONS											
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	0294	SHED WOOD/	0	0	23	17	391.00	UT	10.00	10.00	40	2011	2011	3	40	1,564															
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000															
LAND DESCRIPTION										TOTAL OB/XF 8,564																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	9901	C	AC/XFOB	0		00	0.00	0.00	22,651.00	SF		1.00	1.00	1.00	0.50	0.50	11,326														
REVIEW DATE 08/31/2015 BY DF Total Acres: 0.52 Total Land Value: 11,326 Market: 0 Agricultural: 0 Common: 11,326 PRINTED 03/24/2026 BY SYS																															