LOT 7 BLOCK 4 DOUBLE RUN S/D. (T DOUBLE RUN BEING A REPLAT OF LOT NEEDLES EST).

HO DEP T
255 ARBOR CREEK DR
DALLAS, GA 30157

2027

20-3S-17-05312-007

BUILDING CHARACTERISTICS

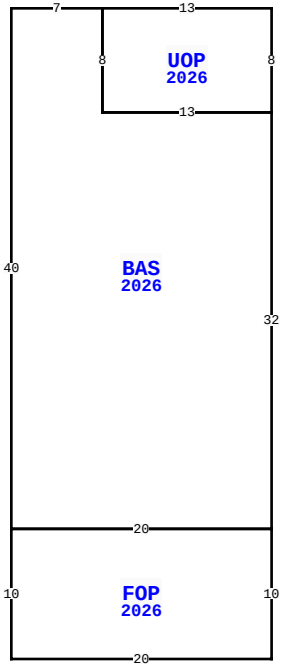
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		20317.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100	2026	696	50,112
FOP	200	30	2026	60	4,320
UOP	104	20	2026	21	1,512
TOTALS	1,000			777	55,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	777	100.7000	110.77	86,068	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 696 HX Base Yr



179 NE AUDIE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	24	25	600.00	UT	5.50	5.50	100	2025	2024		100	3,300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	55,944
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	7,405
TOTAL MARKET VALUE	66,649
SOH/AGL Deduction	0
ASSESSED VALUE	66,649
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,649
TOTAL JUST VALUE	66,649
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/909	11/12/2024	WD	Q	I	01	15,000
GRANTOR: NGUYEN SANDY PHUONG						
GRANTEE: HO DEP T						
1512/1541	4/03/2024	WD	Q	I	01	12,000
GRANTOR: CRUZ NANCY IVELISSE C						
GRANTEE: NGUYEN SANDY PHUONG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=90,40] E20 N32 W13 N8 W7 S40 $
FOP=[YR=2026;ORIG=90,40] S10 E20 N10 W20 $
UOP=[YR=2026;ORIG=97,8] E13 N8 W13 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,300

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		00	0.00	0.00	7,405.00	SF		1.00	1.00	1.00	1.00	1.00	7,405							

REVIEW DATE 05/26/2026 BY CM Total Acres: 0.17 Total Land Value: 7,405 Market: 0 Agricultural: 0 Common: 7,405 PRINTED 11/17/2026 BY SYS