COMM SW COR SW1/4 OF NW1/4, RUN
265 FT, S 530 FT, W 265 FT TO PO

SALES AMADEO/SALES VENUS
3924 DUKE CT
VALDOSTA, GA 31605

2027

20-3S-17-05488-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.00	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	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	12,601
TOTAL MARKET VALUE	12,601
SOH/AGL Deduction	0
ASSESSED VALUE	12,601
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,601
TOTAL JUST VALUE	12,601
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/757	3/27/2023	WD	Q	V	01	16,000
GRANTOR: BOMAR ROSE MARIE WIMB						
GRANTEE: SALES AMADEO						
1475/108	9/08/2022	PB	U	I	18	0
GRANTOR: BOMAR ROSE MARIE WINB						
GRANTEE: BOMAR ROSE MARIE WI						

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			250.00	125.00	31,250.00	SF		1.00	1.00	0.80	0.50	0.40	12,500							
2	9630	C	SWAMP	0			0.00	0.00	2.53	AC		1.00	1.00	1.00	40.00	40.00	101							

REVIEW DATE 05/23/2023 BY ME Total Acres: 3.25 Total Land Value: 12,601 Market: 0 Agricultural: 0 Common: 12,601 PRINTED 11/17/2026 BY SYS