COMM NW COR OF SW1/4 OF NE1/4,
E 23.05 FT TO E R/W OF BIRLEY
AVE FOR POB, E 1314.34 FT,

MCCLUNG HELON
3194 KINGS GAP RD
SHILOH, GA 31826

2027

20-4S-16-03077-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20416.00	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	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	141,712
TOTAL MARKET VALUE	8,408
SOH/AGL Deduction	0
ASSESSED VALUE	8,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,408
TOTAL JUST VALUE	141,712
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,712

SALE:2:1: CERTIFICATE OF TITLE - REPO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1182/0004	8/25/2009	QC	U	V	11	100
GRANTOR: CLAIRE & WILLIAM DAVI						
GRANTEE: HELON MCCLUNG						
1177/2027	7/23/2009	PB	U	V	18	0
GRANTOR: CLERK OF COURT(MARION						
GRANTEE: HELON MCCLUNG						

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	18.90	AC		1.00	1.00	1.00	445.00	445.00	8,408							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	18.90	AC		1.00	1.00	1.00	7,500.00	7,500.00	141,712							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 18.90 Total Land Value: 8,408 Market: 141,712 Agricultural: 8,408 Common: 0 PRINTED 11/16/2026 BY SYS