

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

2026

20-4S-16-03077-006


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: 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 132,265 SALE:2:1: CERTIFICATE OF TITLE - REPO PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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									
DOR CODE		5500 TIMBERLAND 80-89																													
MAP NUM		20416.00 1.00/																													
NEIGHBORHOOD/LOC																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE		LGL DATE	05/04/2026	MLU																	
EXTRA FEATURES										XF DATE		LAND DATE																			
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																
										INC DATE		AG DATE																			
LAND DESCRIPTION										TOTAL OB/XF 0																					
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	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 05/08/2026 BY SYS																															