E1/2 OF W1/2 OF E1/2 OF SE1/4,
EX 5 AC DESC ORB 874-2330.

DAVIS MARY M
6986 GA HIGHWAY 376
LAKE PARK, GA 31636

2027

21-4S-17-08633-000

BUILDING CHARACTERISTICS

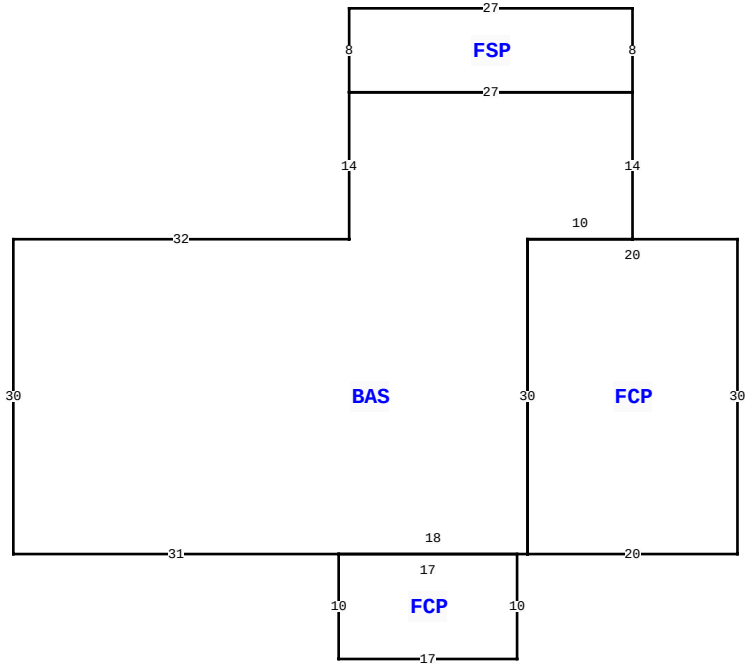
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100		1,848	133,429
FCP	170	25		42	3,032
FCP	600	25		150	10,830
FSP	216	40		86	6,209
TOTALS	2,834			2,126	153,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,126	100.9800	111.08	236,156	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1848 HX Base Yr



776 SE RACETRACK LN, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		153,501
TOTAL MARKET OB/XF VALUE		2,850
TOTAL LAND VALUE - MARKET		121,000
TOTAL MARKET VALUE		169,271
SOH/AGL Deduction		80,681
ASSESSED VALUE		88,590
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		32,179
TOTAL JUST VALUE		277,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/1103	2/23/2017	LE	U	I	14	100
GRANTOR: MARY M DAVIS						
GRANTEE: MICHAEL DAVIS & GAR						
0499/0435	10/01/1982	WD	Q	I		42,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S30 E31 FCP= S10 E17 N10 W17$ E18 FCP= E20 N30 W20 S30$ N30 E10 N14 FSP= N8 W27 S8 E27$ W27 S14 $.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	100	14	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0294	SHED WOOD/	0	100	12	26	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	0070	CARPORT UF	0	100	24	27	1.00	UT	0.00	0.00	100	0	0	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 2,850

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	280.00	280.00	3,920							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	112,000							

REVIEW DATE 06/22/2017 BY DF Total Acres: 15.00 Total Land Value: 12,920 Market: 112,000 Agricultural: 3,920 Common: 9,000 PRINTED 11/17/2026 BY SYS