COMM NE COR OF SEC, RUN S 2017.4
GRD RD, W 126.77 FT FOR POB, RUN
199.03 FT, N 405.97 FT, E 208.73

WEIZENECKER RICHARD/WEIZNECKER INGEBORG REVOCABLE
3270 IVANHOE DR NW
ATLANTA, GA 30327

2027

22-3S-16-02268-001

BUILDING CHARACTERISTICS

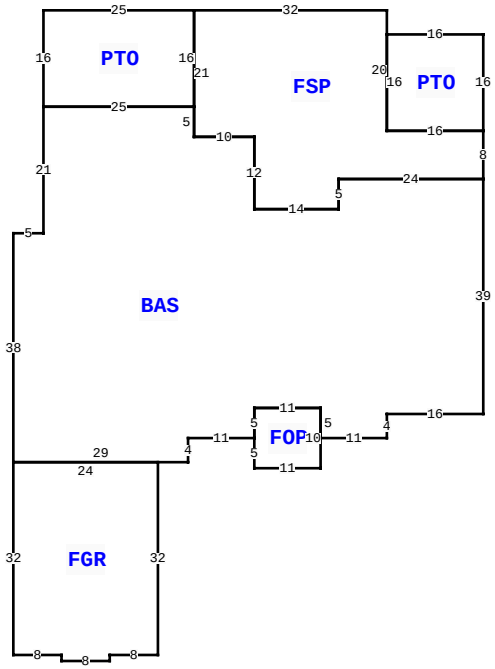
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		22316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,606	100		3,606	356,177
FGR	776	55		427	42,176
FOP	110	30		33	3,260
FSP	1,024	40		410	40,497
PTO	256	5		13	1,284
PTO	400	5		20	1,975
TOTALS	6,172			4,509	445,369

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,509	119.2906	143.15	645,463	1994	1994	0	0	0	31.00	69.00

1 EXCEPT SFR 0% - 2024 Heated Area: 3606 HX Base Yr



448 NW SCENIC LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
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	445,369
TOTAL MARKET OB/XF VALUE	13,622
TOTAL LAND VALUE - MARKET	168,300
TOTAL MARKET VALUE	627,291
SOH/AGL Deduction	0
ASSESSED VALUE	627,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	627,291
TOTAL JUST VALUE	627,291
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	627,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042509	Roof Replacement	55,221	08/09/2021
7618	SFR	78,000	09/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/798	7/31/2024	WD	U	I	11	100
GRANTOR: WEIZNECKER INGERBORG						
GRANTEE: WEIZNECKER INGEBORG						
1517/820	5/28/2024	WD	U	I	11	100
GRANTOR: WEIZNECKER INGERBORG						
GRANTEE: WEIZNECKER INGEBORG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N39 FSP= N8 PTO= N16 W16 S16 E16$ W16 N20 W32 PTO= W25 S16 E25 N16$ S21 E10S12 E14 N5 E24$ W24 S5 W14 N12W10 N5 W25 S21 W5 S38 FGR= S32 E8 S1 E8 N1 E8 N32 W24$ E29 N4 E11 FOP= S5 E11 N10 W11 S5$ N5 E11 S5 E11 N4 E16$.

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	0166	CONC,PAVMT	0	0	0	0	7,348.00	UT	1.50	1.50	100	0	0	3	100	11,022	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 13,622

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	0133	C	SFR LAKE	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.70	99,000.00	168,300.00	168,300							

REVIEW DATE 02/20/2023 BY KS Total Acres: 1.02 Total Land Value: 168,300 Market: 0 Agricultural: 0 Common: 168,300 PRINTED 11/16/2026 BY SYS