LOT 3 BLOCK A LOBLOLLY S/D.

956-2550, CT 1131-705, CT 1136-2

JENNINGS BENJAMIN
3 FOOTHILLS DR
ROME, GA 30165

2027

22-4S-16-03086-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 06

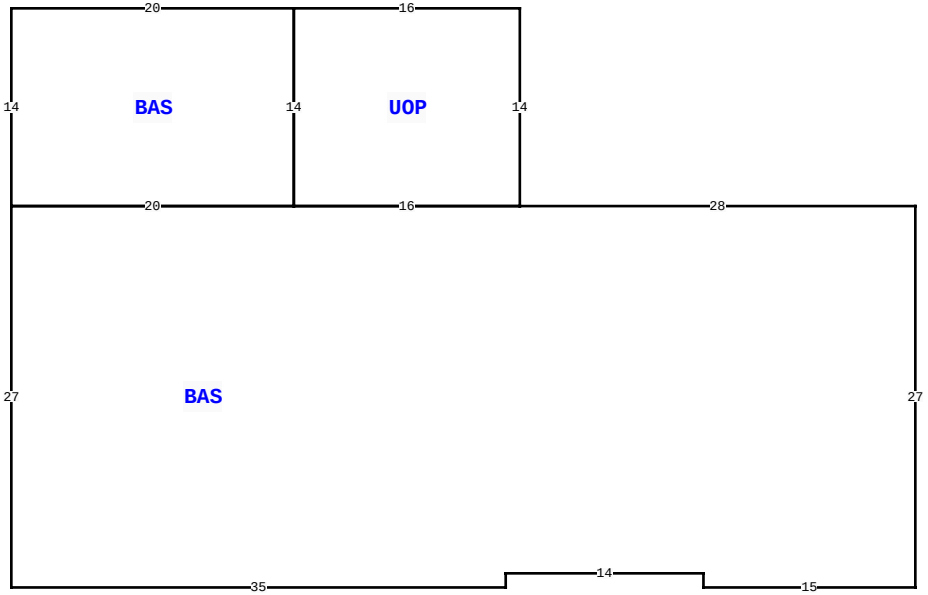
NEIGHBORHOOD/LOC 22416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100		280	20,792
BAS	1,714	100		1,714	127,275
UOP	224	25		56	4,158
TOTALS	2,218			2,050	152,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,050	119.0000	114.24	234,192	1995	2010	0	0	0	35.00	65.00

2 MANUF 2 0% - 2021 Heated Area: 1994 HX Base Yr



342 SW LAMBOY CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	152,225
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	184,725
SOH/AGL Deduction	0
ASSESSED VALUE	184,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	184,725
TOTAL JUST VALUE	184,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,311

PRMT:1:1: FARMAN MH RES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010	M H	125	08/22/2003
11195	M H	125	05/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/1948	1/14/2020	WD	Q	I	01	132,500
GRANTOR: BRANDEN E & CINDY SUG						
GRANTEE: BENJAMIN JENNINGS						
1187/2543	1/21/2010	WD	Q	I	01	87,000
GRANTOR: FERRELL DAWN BOX						
GRANTEE: BRANDEN E & CINDY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 UOP= N14 W16 S14 E16$ W16 BAS= N14 W20 S14 E20$ W20 S27 E35 N1 E14 S1 E15N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0200	C	MBL HM	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/04/2025 BY KS Total Acres: 4.18 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS