

COMM NE COR OF NW1/4 OF NE1/4, R  
W 530.2 FT TO N R/W CR-252 FOR P  
ALONG R/W 317 FT, N 237 FT, E 29

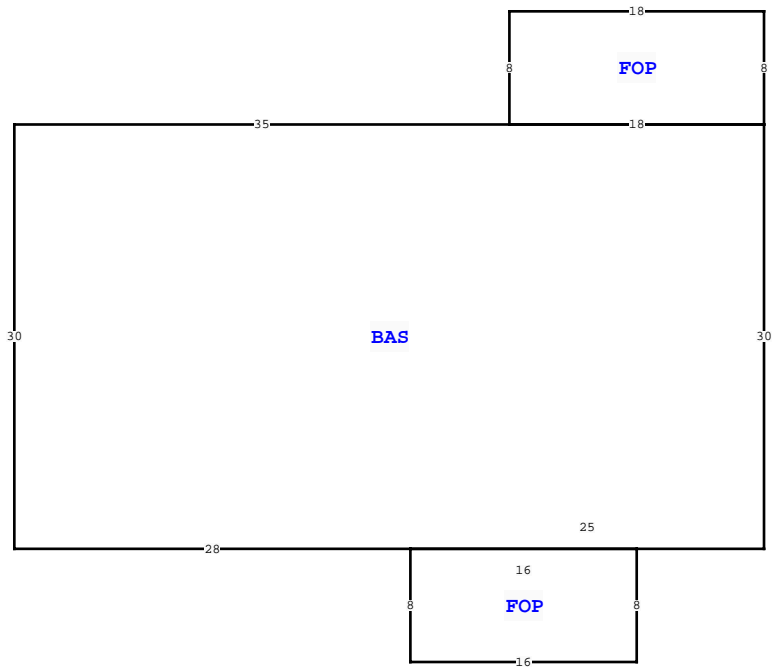
FRASER ORLANDO M  
1600 CENTER DR  
VIDALIA, GA 30474

**2026**

22-4S-17-08667-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,590	100	
FOP	128	30	
FOP	144	30	
TOTALS	1,862		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,671	111.7200	125.13	209,092	1962	1962	0	0	35.00	65.00		
1 SINGLE FAM 0% - 0 Heated Area: 1590 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			135,910
TOTAL MARKET OB/XF VALUE			700
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			168,610
SOH/AGL Deduction			3,536
ASSESSED VALUE			165,074
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			165,074
TOTAL JUST VALUE			168,610
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1193/1320	10/28/2009	WD	U	I	11	100
GRANTOR: JUDY A FRASER						
GRANTEE: ORLANDO M FRASER						
0985/1426	6/02/2003	WD	Q	I	01	100
GRANTOR: ROBERT L & DEWEY B WA						
GRANTEE: JUDY A FRASER						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	

TOTAL OB/XF													
2653 SE COUNTY ROAD 252 , LAKE CITY													
05/06/2026 MLU													
TOTALS													
700													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W35 S30 E28 FOP= S8 E16N8 W16\$ E25 N30 FOP= N8 W18 S8 E18\$ W18\$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000										