LOT 15 CANNON CREEK PLACE UNIT
2. WD 1260-301, WD 1276-503,
WD 1403-946

MITCHELL TODD A/JEFFERSON LATROYA S
1803 PLUM ST
VALDOSTA, GA 31601

2027

23-4S-16-03095-115

BUILDING CHARACTERISTICS

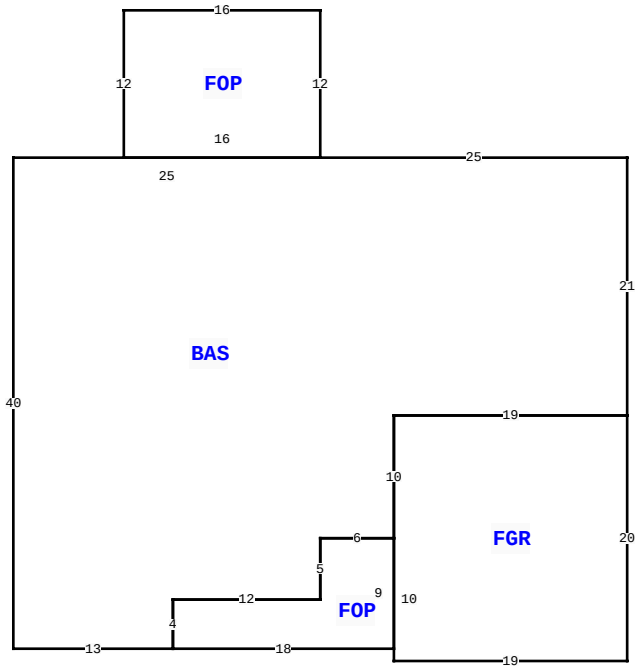
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100		1,537	181,310
FGR	380	55		209	24,655
FOP	102	30		31	3,657
FOP	192	30		58	6,842
TOTALS	2,211			1,835	216,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,835	119.1582	131.07	240,513	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2021 Heated Area: 1537 HX Base Yr



589 SW GERALD CONNER DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0169	FENCE/WOOD	0	0	0	0	280.00	UT	12.50	12.50	100	2015	2015	3	100	3,500	
2	0166	CONC,PAVMT	0	0	0	0	770.00	UT	2.00	2.00	100	2015	2015	3	100	1,540	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	216,462
TOTAL MARKET OB/XF VALUE	6,040
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	257,502
SOH/AGL Deduction	0
ASSESSED VALUE	257,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	257,502
TOTAL JUST VALUE	257,502
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31641	SFR	656	12/12/2013
26490	SFR	505	12/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/0946	1/13/2020	WD	Q	I	01	189,000
GRANTOR: JAMES T BARFIELD II						
GRANTEE: TODD A MITCHELL & L						
1276/0503	6/16/2014	WD	Q	I	01	142,000
GRANTOR: MIKE ROBERTS						
GRANTEE: JAMES T BARFIELD II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= N12 W16 S12 E16$ W25 S40 E13 FOP= E18 N9 W6 S5 W12 S4$ N4 E12 N5 E6 FGR= S10 E19 N20 W19 S10 $ N10 E19 N21$.

LAND DESCRIPTION

TOTAL OB/XF 6,040

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 03/06/2025 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS