

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

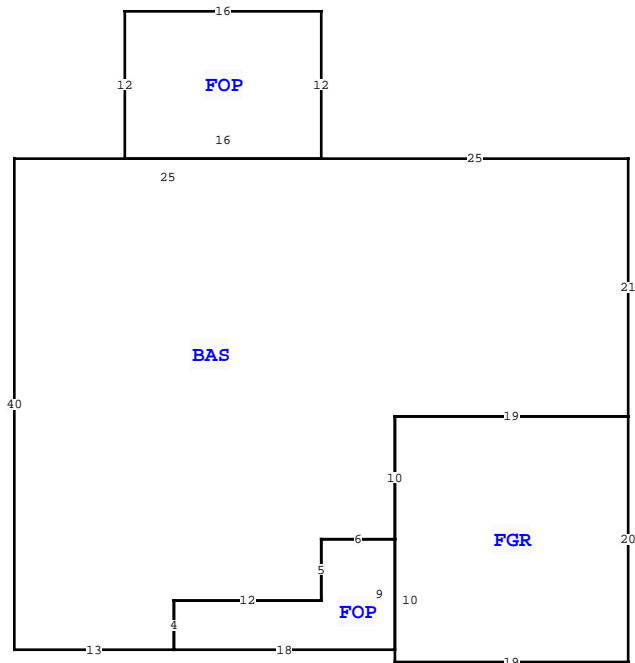
MITCHELL TODD A/JEFFERSON LATROYA S
1803 PLUM ST
VALDOSTA, GA 31601

2026

23-4S-16-03095-115

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	1,537	100	
FGR	380	55	
FOP	102	30	
FOP	192	30	
TOTALS	2,211		

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	133.46	244,899	2015	2015	0	0	10.00	90.00	
1 SINGLE FAM			0% - 2021	Heated Area: 1537			HX Base Yr					



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		220,409	
TOTAL MARKET OB/XF VALUE		6,040	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		261,449	
SOH/AGL Deduction		0	
ASSESSED VALUE		261,449	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		261,449	
TOTAL JUST VALUE		261,449	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		263,898	

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	Q	I	01	189,000
GRANTOR: JAMES T BARFIELD II						
GRANTEE: TODD A MITCHELL & L						
1276/0503	6/16/2014	WD Q	Q	I	01	142,000
GRANTOR: MIKE ROBERTS						
GRANTEE: JAMES T BARFIELD II						

EXTRA FEATURES																
L N	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	280.00	UT	12.50	12.50	100	2015	2015	3	100	3,500	
2	0166	CONC, PAVMT	0	0	0	770.00	UT	2.00	2.00	100	2015	2015	3	100	1,540	
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

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	DPH 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								