BEG NE COR OF NW 1/4 OF NW 1/4 S
448.21 FT, N 795.95 FT TO N LINE
E 447.92 FT TO POB.

PARISH SONJA A/PARISH SHAMEKA
6612 DORSEY DR
COLUMBUS, GA 31907

2027

23-4S-16-03097-003

BUILDING CHARACTERISTICS

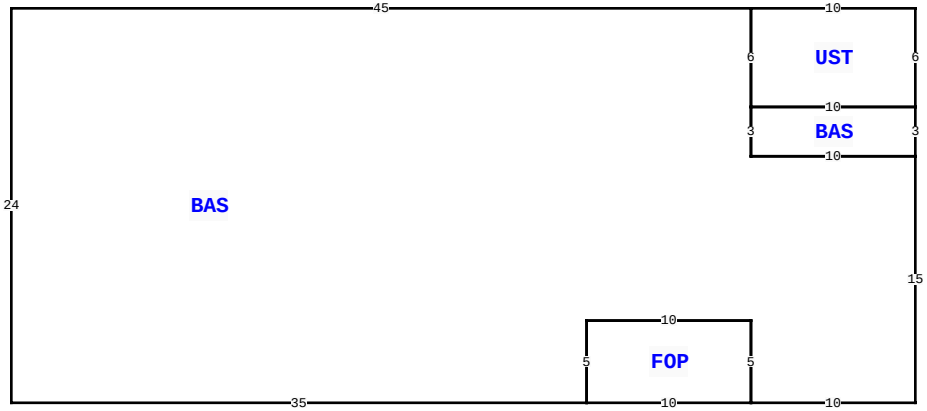
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	30	100		30	1,859
BAS	1,180	100		1,180	73,126
FOP	50	30		15	930
UST	60	45		27	1,673
TOTALS	1,320			1,252	77,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,252	86.6700	95.34	119,366	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1210 HX Base Yr



684 SW TUNSIL ST, LAKE CITY

BLD DATE		LGL DATE	
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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	77,588
TOTAL MARKET OB/XF VALUE	9,100
TOTAL LAND VALUE - MARKET	44,990
TOTAL MARKET VALUE	131,678
SOH/AGL Deduction	0
ASSESSED VALUE	131,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,678
TOTAL JUST VALUE	131,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	133,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052365	Roof Replacement	7,300	02/18/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1213/1614	4/20/2011	WD	U	I	11	100

GRANTOR: VERONICA PERRY-PR FOR

GRANTEE: SONJA A, SHAMEKA &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S24 E35 FOP= E10 N5W10 S5$ N5 E10 S5 E10 N15 BAS= N3 W10 S3 E10$ W10 N3 UST= E10 N6 W10 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 9,100

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	7.18	AC		1.00	1.00	1.00	5,500.00	5,500.00	39,490							

REVIEW DATE 03/04/2025 BY jerry Total Acres: 8.18 Total Land Value: 44,990 Market: 0 Agricultural: 0 Common: 44,990 PRINTED 11/17/2026 BY SYS