SE1/4 OF SE1/4, EX RD R/W.

WD 1240-2626, QC 1426-1965,

JOHNSON ORLENE V DICKS
2256 OLD VALDOSTA HIGHWAY
RAY CITY, GA 31645

2026

23-4S-17-08718-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

4954 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	231,600
TOTAL MARKET VALUE	16,092
SOH/AGL Deduction	840
ASSESSED VALUE	15,252
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,252
TOTAL JUST VALUE	236,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042812	Electrical Servic	0	09/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1426/1965	12/21/2020	QC	U	I	11	100
GRANTOR: DONALDSON ORLENE VON						
GRANTEE: JOHNSON ORLENE V DI						
1240/2626	12/16/2011	WD	U	V	11	100
GRANTOR: ORLENE V,DAMON EMORY						
GRANTEE: ORLENE VON DEE DICK						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	280.00	280.00	5,600							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	281.00	281.00	2,810							
3	5200	A	CROPLAND 2	0		A-1	0.00	0.00	8.60	AC		1.00	1.00	1.00	370.00	370.00	3,182							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	38.60	AC		1.00	1.00	1.00	6,000.00	6,000.00	231,600							

REVIEW DATE 11/23/2021 BY JB Total Acres: 38.60 Total Land Value: 11,592 Market: 231,600 Agricultural: 11,592 Common: 0 PRINTED 05/13/2026 BY SYS