

BEG NE COR OF SW1/4 OF SE1/4, N  
674.84 FT, S 475.01 FT, E 646.98  
OF SEC, S 809.55 FT, W 1321.64 F

THE JAMES & TERESA RUNDORFF LIVING TRUST  
720 RIDGEWOOD DR  
HARTWELL, GA 30643

2026

23-5S-15-00467-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 3,648 <b>TOTAL LAND VALUE - MARKET</b> 280,320 <b>TOTAL MARKET VALUE</b> 24,438 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 24,438 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 24,438 <b>TOTAL JUST VALUE</b> 283,968 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 190,528																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>     																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1375/2615</td> <td>1/03/2019</td> <td>QC</td> <td>U</td> <td>V</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: JAMES R & TERESA L RU GRANTEE: JAMES R & TERESA L 1314/0201      4/20/2016      WD      Q      V      01      120,000 GRANTOR: GARY F & MARY F MOSEL GRANTEE: JAMES R & TERESA L										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1375/2615	1/03/2019	QC	U	V	11	100
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1375/2615	1/03/2019	QC	U	V	11	100																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b>										848 SW DAISY RD, LAKE CITY BLD DATE XF DATE INC DATE										05/07/2026      MLU <b>BUILDING NOTES</b>    <b>BUILDING DIMENSIONS</b>																							
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	0296	SHED METAL	0	0	12	18			216.00	UT	8.00				8.00	100	2012	2012	3	100	1,728																						
2	0296	SHED METAL	0	0	12	20			240.00	UT	8.00				8.00	100	2012	2012	3	100	1,920																						
																	<b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 3,648																										
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	5500	A	TIMBER 2	0		A-1	0.00	0.00	46.72	AC		1.00	1.00	1.00	445.00	445.00	20,790																										
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	46.72	AC		1.00	1.00	1.00	6,000.00	6,000.00	280,320																										
<b>REVIEW DATE</b> 07/21/2016 <b>BY</b> DF      Total Acres: 46.72      Total Land Value: 20,790      Market: 280,320      Agricultural: 20,790      Common: 0 <b>PRINTED 05/12/2026 BY SYS</b>																																											