LOT 13 HUNTER'S RIDGE S/D.
WD 1023-2960,

MUNOZ WENCESLAO R/MUNOZ NELLY
23 DEE HENDERSON DR
RICHMOND HILL, GA 31324

2026

25-3S-15-00220-113

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	25315.02	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

BLD DATE		LGL DATE	04/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	41,860
TOTAL MARKET VALUE	41,860
SOH/AGL Deduction	255
ASSESSED VALUE	41,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	41,605
TOTAL JUST VALUE	41,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1023/2960	8/18/2004	WD	Q	V		45,000

GRANTOR: CRAPPS

GRANTEE: MUNOZ

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	2.99	AC		1.00	1.00	1.00	14,000.00	14,000.00	41,860							

REVIEW DATE 04/07/2025 BY MLU Total Acres: 2.99 Total Land Value: 41,860 Market: 0 Agricultural: 0 Common: 41,860 PRINTED 06/26/2026 BY SYS