COMM SW COR NW1/4 OF SE1/4,
RUN E 11.79 FT TO E R/W OF
CR 252-A, N ALONG R/W 743.98

WEBB CAROLYN
222 ROYAL PALMS AVE
KINGSLAND, GA 31548

2026

26-3S-15-00246-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26315.00	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

507 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	41,514
TOTAL MARKET VALUE	44,014
SOH/AGL Deduction	11,307
ASSESSED VALUE	32,707
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,707
TOTAL JUST VALUE	44,014
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,466

LAND:1:1: ADJ 4: LONG NARROW PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/2653	3/03/2020	QC	U	I	11	100
GRANTOR: CHARLES ANDERSON SR						
GRANTEE: CAROLYN WEBB						
1406/1794	1/15/2019	QC	U	I	11	100
GRANTOR: ESSIE LAWS SEYMOUR						
GRANTEE: CHARLES ANDERSON SR						

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	1993	1993	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	0700	C	MISC RES	0		A-1	0.00	0.00	4.44	AC		1.00	1.00	0.85	11,000.00	9,350.00	41,514							

REVIEW DATE 02/24/2023 BY KS Total Acres: 4.44 Total Land Value: 41,514 Market: 0 Agricultural: 0 Common: 41,514 PRINTED 05/08/2026 BY SYS