COMM AT SW COR OF NW1/4 OF NW1/4
FT TO E R/W OF SW ZEBRA TER, S A
FOR POB, CONT S 102.05 FT. TO N

GIA CREATIVE SOLUTIONS LLC
6480 COUNTRY LAKE RD
CUMMING, GA 30041

2027

26-4S-16-03181-008

BUILDING CHARACTERISTICS

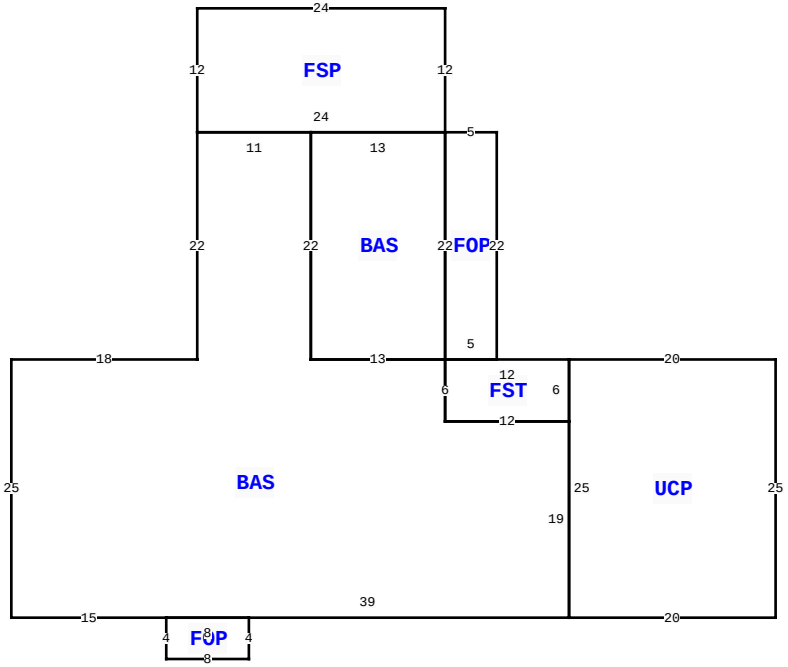
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		26416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	286	100		286	23,109
BAS	1,520	100		1,520	122,818
FOP	32	30		10	808
FOP	110	30		33	2,666
FSP	288	40		115	9,292
FST	72	55		40	3,232
UCP	500	20		100	8,080
TOTALS	2,808			2,104	170,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,104	113.0050	124.31	261,548	1975	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1806 HX Base Yr 2015



335 SW ZEBRA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
3	0166	CONC,PAVMT	0	100	0	0	1,100.00	UT	2.00	2.00	100	1993	1993	3	100	2,200	
4	0296	SHED METAL	0	100	11	20	220.00	UT	5.00	5.00	100	1993	1993	3	100	1,100	
5	0060	CARPORT F	0	100	10	18	180.00	UT	5.00	5.00	50	1993	1993	3	50	450	
6	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	170,006
TOTAL MARKET OB/XF VALUE	5,950
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	199,356
SOH/AGL Deduction	75,285
ASSESSED VALUE	124,071
TOTAL EXEMPTION VALUE	HX HB 13 124,071
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	199,356
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	/ V I	/ RSN CD	SALE PRICE
1569/119	5/21/2026	WD	U	I	37	160,000
GRANTOR: HOME DISCOUNTERS, LLC						
GRANTEE: GIA CREATIVE SOLUTI						
1568/516	4/29/2026	CT	U	I	18	68,000
GRANTOR: CLERK OF COURT (ALVAR						
GRANTEE: HOME DISCOUNTERS, L						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N12 W24 S12 E24$ BAS= W13 BAS= W11 S22 W18 S25 E15 FOP= S4E8 N4 W8 $ E39 UCP= E20 N25 W20 S25$ N19 FST= N6 W12 S6 E12$ W12 N6 W13 N22$ S22 E13 N22$ FOP= S22 E5 N22 W5$.

LAND DESCRIPTION

TOTAL OB/XF 5,950

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	100		00	102.00	214.00	1.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	23,400							

REVIEW DATE 09/22/2026 BY TP Total Acres: 0.50 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 11/17/2026 BY SYS