LOT 19 SPRINGFIELD ESTATES PHASE

709-251, 712-709, 940-1308, 974-

MULBERRY RONALD/MULBERRY REILLY
771 NIGHT FIRE DR
DAWSONVILLE, GA 30534

2027

27-4S-16-03199-219

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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 01

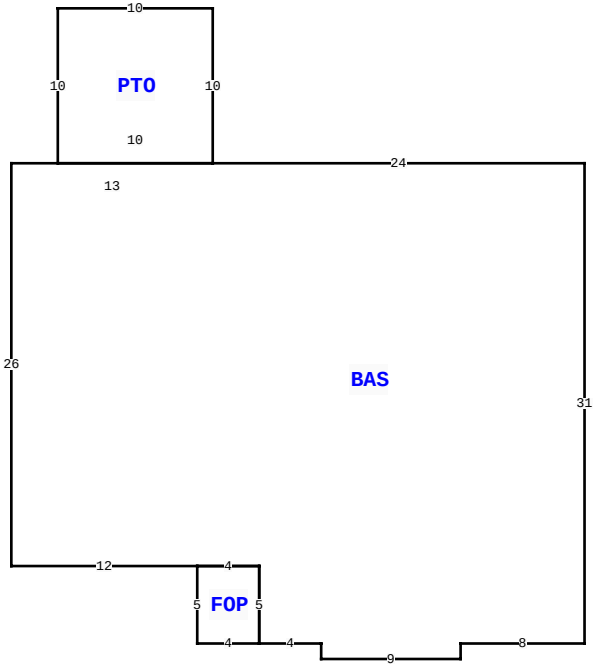
NEIGHBORHOOD/LOC 27416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,076	100		1,076	118,565
FOP	20	30		6	662
PTO	100	5		5	551
TOTALS	1,196			1,087	119,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,087	133.5600	146.92	159,702	1990	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2024 Heated Area: 1076 HX Base Yr



263 SW DANTE 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	0166	CONC,PAVMT	0	0	80	10	800.00	UT	3.00	3.00	100	0	0	3	100	2,400	
2	0210	GARAGE U	0	0	16	20	320.00	UT	18.00	18.00	100	1993	1993	3	100	5,760	
3	0166	CONC,PAVMT	0	0	25	10	250.00	UT	7.50	7.50	100	2007	2007	3	100	1,875	
4	0120	CLFENCE 4	0	0	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: 3	Tax Dist:
BUILDING MARKET VALUE	119,776
TOTAL MARKET OB/XF VALUE	10,135
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	157,911
SOH/AGL Deduction	0
ASSESSED VALUE	157,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	157,911
TOTAL JUST VALUE	157,911
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/2452	3/06/2023	WD	Q	I	01	186,000
GRANTOR: ALVAREZ STANLEY						
GRANTEE: MULBERRY RONALD						
1390/0168	7/29/2019	WD	Q	I	01	118,500
GRANTOR: TAYLOR J COLEMAN						
GRANTEE: STANLEY ALVAREZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= N10 W10 S10 E10$ W13 S26 E12 FOP= S5 E4 N5 W4$ E4 S5 E4 S1 E9 N1 E8 N31$.

LAND DESCRIPTION

TOTAL OB/XF 10,135

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	0		RSF/MH	100.00	205.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 04/04/2023 BY ME Total Acres: 0.47 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS