LOTS 37 & 38 BAYA SURVEY EX RD R
555-429, 850-2244, PB #02-182-CP

MARTIN MICHAEL
2725 JOYCE AVE
DECATUR, GA 30032

2027

28-3S-17-05698-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
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	01	01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

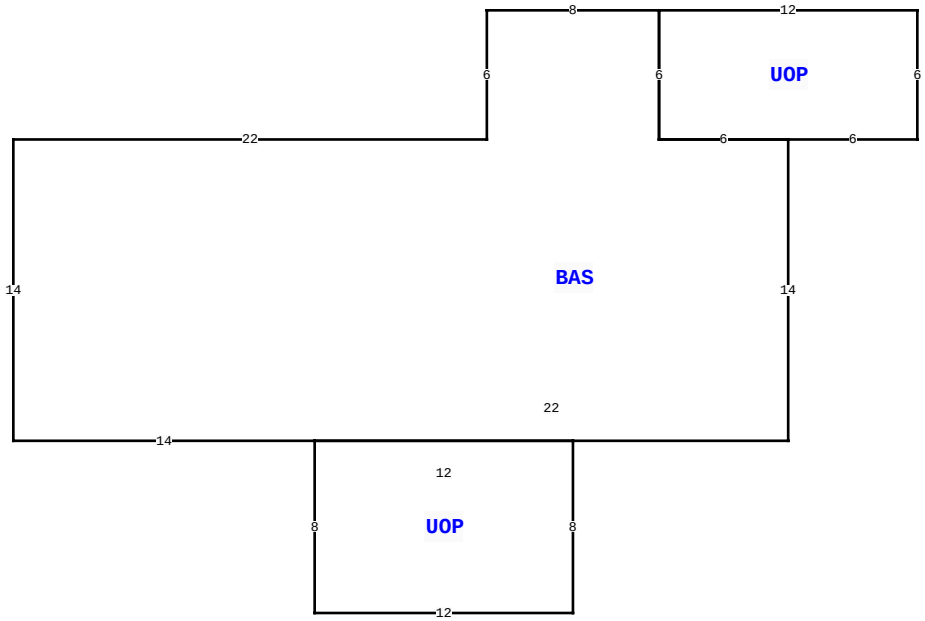
NEIGHBORHOOD/LOC 28317.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	6,468
UOP	72	20		14	164
UOP	96	20		19	223
TOTALS	720			585	6,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	585	53.2650	58.59	34,275	1950	1950	10	0	40	35.00	20.00

1 SINGLE FAM 0% - 2026 Heated Area: 552 HX Base Yr



106 NE MAXWELL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	10	30	300.00	UT	2.00	2.00	100	1993	1993	3	100	600	
2	0294	SHED WOOD/	0	0	10	12	120.00	UT	7.50	7.50	100	1993	1993	3	100	900	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,645
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	7,438
TOTAL MARKET VALUE	128,983
SOH/AGL Deduction	0
ASSESSED VALUE	128,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,983
TOTAL JUST VALUE	128,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37820	RECONNECT	75	03/04/2019
32357	MAINT/ALTR	75	10/03/2014
11774	M H	125	10/21/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1543/1581	5/30/2025	PB	U	I	18	100
GRANTOR: MAXWELL PATRICIA ANN						
GRANTEE: MARTIN MICHAEL						
1032/0425	10/28/2004	PR	Q	V	06	100
GRANTOR: PATRICIA ANN MAXWELL						
GRANTEE: PATRICIA A MAXWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S14 E14 UOP= S8 E12 N8 W12$ E22 N14 UOP= E6 N6 W12 S6 E6$ W6 N6 W8 S6$.

LAND DESCRIPTION

TOTAL OB/XF 1,900

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			0.00	0.00	59,500.00	SF		1.00	1.00	0.25	0.50	0.13	7,438							

REVIEW DATE 04/13/2019 BY DF Total Acres: 1.37 Total Land Value: 7,438 Market: 0 Agricultural: 0 Common: 7,438 PRINTED 11/17/2026 BY SYS

LOTS 37 & 38 BAYA SURVEY EX RD R
555-429, 850-2244, PB #02-182-CP

MARTIN MICHAEL
2725 JOYCE AVE
DECATUR, GA 30032

2027

28-3S-17-05698-000

BUILDING CHARACTERISTICS

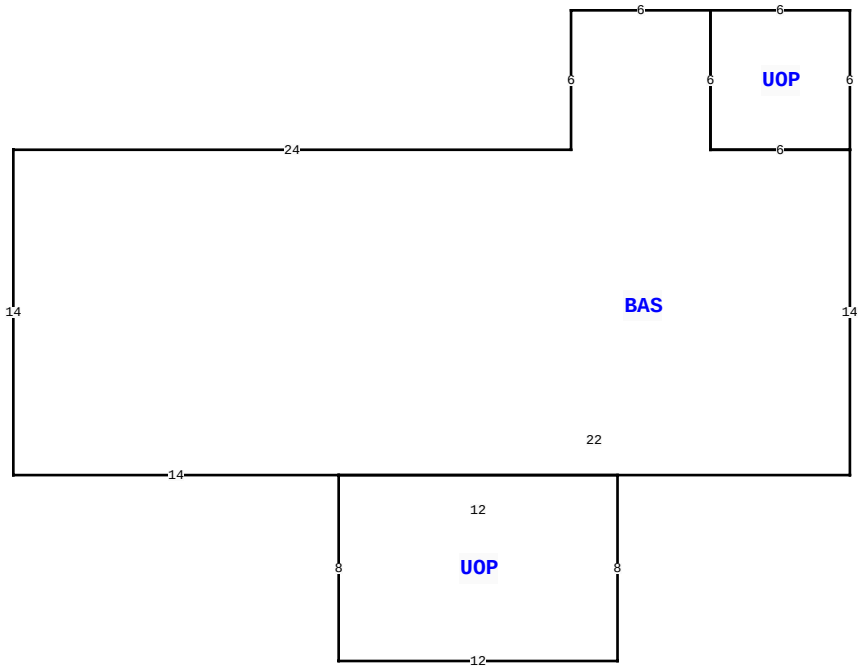
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100		540	6,328
UOP	36	20		7	82
UOP	96	20		19	223
TOTALS	672			566	6,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	566	53.2650	58.59	33,162	1950	1950	10	0	40	35.00	20.00

2 SINGLE FAM 0% - 2026 Heated Area: 540 HX Base Yr



106 NE MAXWELL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,645
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	7,438
TOTAL MARKET VALUE	128,983
SOH/AGL Deduction	0
ASSESSED VALUE	128,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,983
TOTAL JUST VALUE	128,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1581	5/30/2025	PB	U	I	18	100
GRANTOR: MAXWELL PATRICIA ANN						
GRANTEE: MARTIN MICHAEL						
1032/0425	10/28/2004	PR	Q	V	06	100
GRANTOR: PATRICIA ANN MAXWELL						
GRANTEE: PATRICIA A MAXWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S14 E14 UOP= S8 E12 N8 W12$ E22 N14 UOP= N6 W6 S6 E6$ W6 N6 W6 S6$.

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

REVIEW DATE 04/13/2019 BY DF Total Acres: 1.37 Total Land Value: 7,438 Market: 0 Agricultural: 0 Common: 7,438 PRINTED 11/17/2026 BY SYS

LOTS 37 & 38 BAYA SURVEY EX RD R
555-429, 850-2244, PB #02-182-CP

MARTIN MICHAEL
2725 JOYCE AVE
DECATUR, GA 30032

2027

28-3S-17-05698-000

BUILDING CHARACTERISTICS

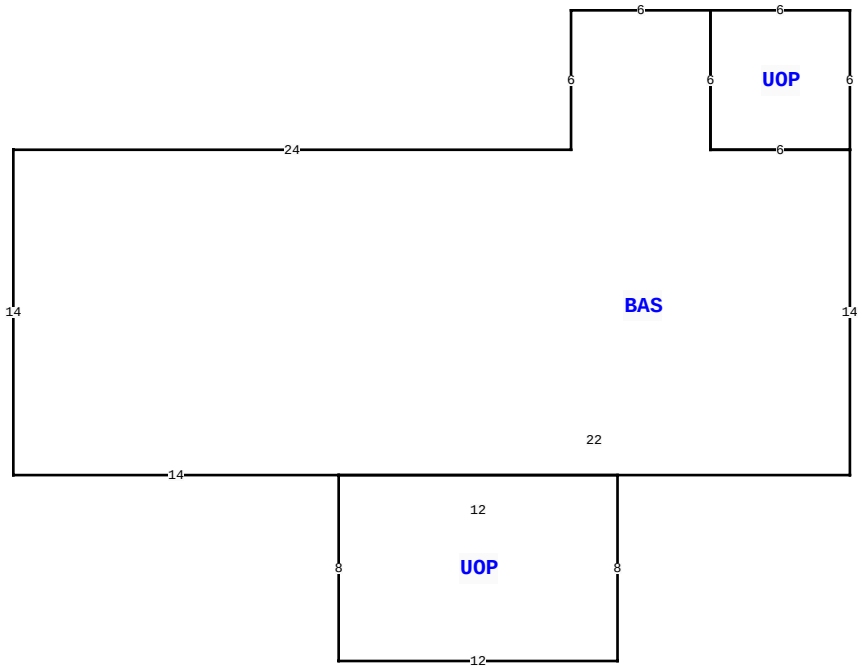
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100		540	6,328
UOP	36	20		7	82
UOP	96	20		19	223
TOTALS	672			566	6,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	566	53.2650	58.59	33,162	1950	1950	10	0	40	35.00	20.00

3 SINGLE FAM 0% - 2026 Heated Area: 540 HX Base Yr



106 NE MAXWELL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,645
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	7,438
TOTAL MARKET VALUE	128,983
SOH/AGL Deduction	0
ASSESSED VALUE	128,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,983
TOTAL JUST VALUE	128,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1581	5/30/2025	PB	U	I	18	100
GRANTOR: MAXWELL PATRICIA ANN						
GRANTEE: MARTIN MICHAEL						
1032/0425	10/28/2004	PR	Q	V	06	100
GRANTOR: PATRICIA ANN MAXWELL						
GRANTEE: PATRICIA A MAXWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S14 E14 UOP= S8 E12 N8 W12$ E22 N14 UOP= N6 W6 S6 E6$ W6 N6 W6 S6$.

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

REVIEW DATE 04/13/2019 BY DF Total Acres: 1.37 Total Land Value: 7,438 Market: 0 Agricultural: 0 Common: 7,438 PRINTED 11/17/2026 BY SYS

LOTS 37 & 38 BAYA SURVEY EX RD R
555-429, 850-2244, PB #02-182-CP

MARTIN MICHAEL
2725 JOYCE AVE
DECATUR, GA 30032

2027

28-3S-17-05698-000

BUILDING CHARACTERISTICS

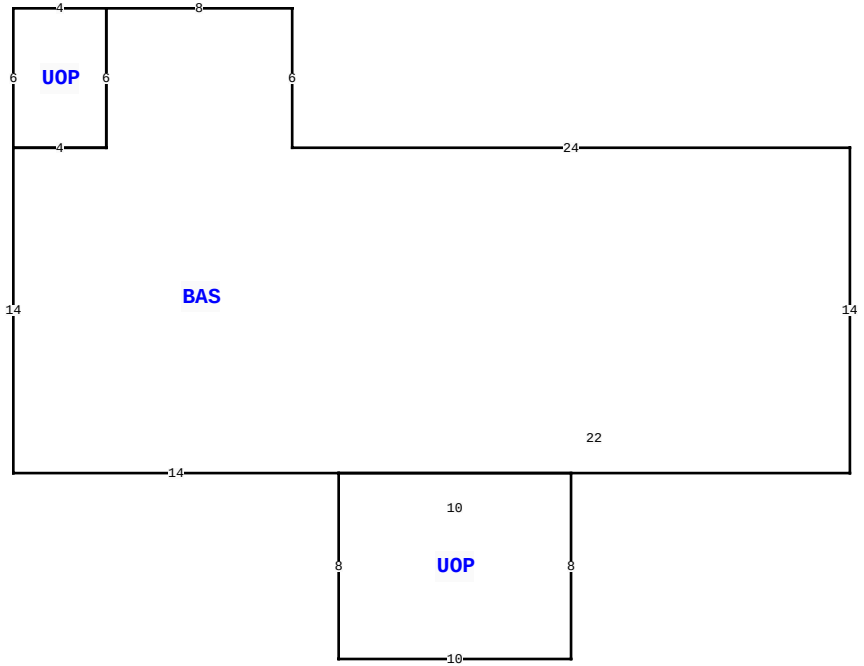
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	6,468
UOP	24	20		5	59
UOP	80	20		16	187
TOTALS	656			573	6,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	573	53.2650	58.59	33,572	1950	1950	10	0	40	35.00	20.00

4 SINGLE FAM 0% - 2026 Heated Area: 552 HX Base Yr



106 NE MAXWELL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,645
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	7,438
TOTAL MARKET VALUE	128,983
SOH/AGL Deduction	0
ASSESSED VALUE	128,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,983
TOTAL JUST VALUE	128,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1581	5/30/2025	PB	U	I	18	100
GRANTOR: MAXWELL PATRICIA ANN						
GRANTEE: MARTIN MICHAEL						
1032/0425	10/28/2004	PR	Q	V	06	100
GRANTOR: PATRICIA ANN MAXWELL						
GRANTEE: PATRICIA A MAXWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N6 W8 UOP= W4 S6 E4 N6$ S6 W4 S14 E14 UOP= S8 E10 N8 W10$ E22 N14 $.

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

REVIEW DATE 04/13/2019 BY DF Total Acres: 1.37 Total Land Value: 7,438 Market: 0 Agricultural: 0 Common: 7,438 PRINTED 11/17/2026 BY SYS

LOTS 37 & 38 BAYA SURVEY EX RD R
555-429, 850-2244, PB #02-182-CP

MARTIN MICHAEL
2725 JOYCE AVE
DECATUR, GA 30032

2027

28-3S-17-05698-000

BUILDING CHARACTERISTICS

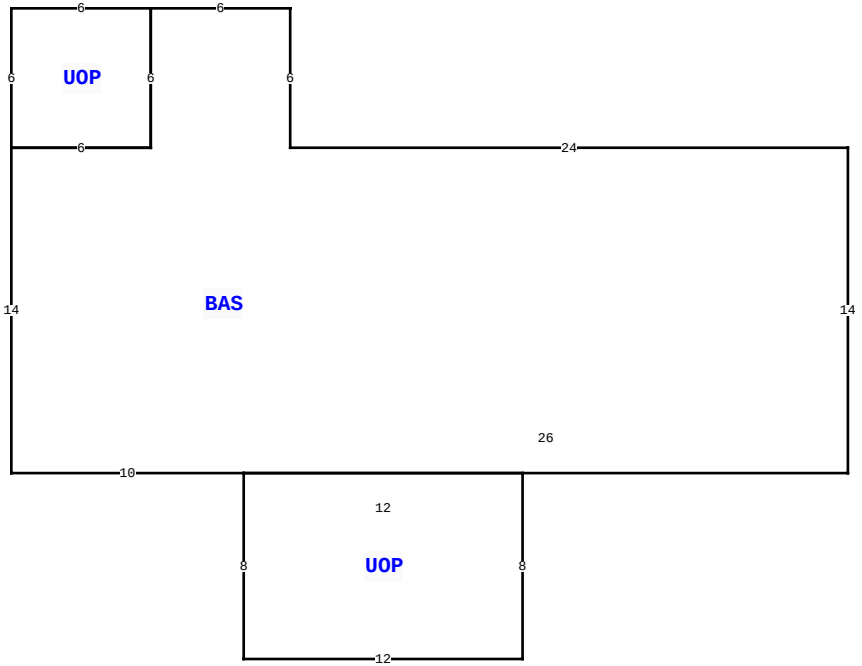
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100		540	6,328
UOP	36	20		7	82
UOP	96	20		19	223
TOTALS	672			566	6,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	566	53.2650	58.59	33,162	1950	1950	10	0	40	35.00	20.00

5 SINGLE FAM 0% - 2026 Heated Area: 540 HX Base Yr



106 NE MAXWELL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,645
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	7,438
TOTAL MARKET VALUE	128,983
SOH/AGL Deduction	0
ASSESSED VALUE	128,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,983
TOTAL JUST VALUE	128,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1581	5/30/2025	PB	U	I	18	100
GRANTOR: MAXWELL PATRICIA ANN						
GRANTEE: MARTIN MICHAEL						
1032/0425	10/28/2004	PR	Q	V	06	100
GRANTOR: PATRICIA ANN MAXWELL						
GRANTEE: PATRICIA A MAXWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N6 W6 UOP= W6 S6 E6 N6$ S6 W6 S14 E10 UOP= S8 E12 N8 W12$ E26 N14 $.

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

REVIEW DATE 04/13/2019 BY DF Total Acres: 1.37 Total Land Value: 7,438 Market: 0 Agricultural: 0 Common: 7,438 PRINTED 11/17/2026 BY SYS

LOTS 37 & 38 BAYA SURVEY EX RD R
555-429, 850-2244, PB #02-182-CP

MARTIN MICHAEL
2725 JOYCE AVE
DECATUR, GA 30032

2027

28-3S-17-05698-000

BUILDING CHARACTERISTICS

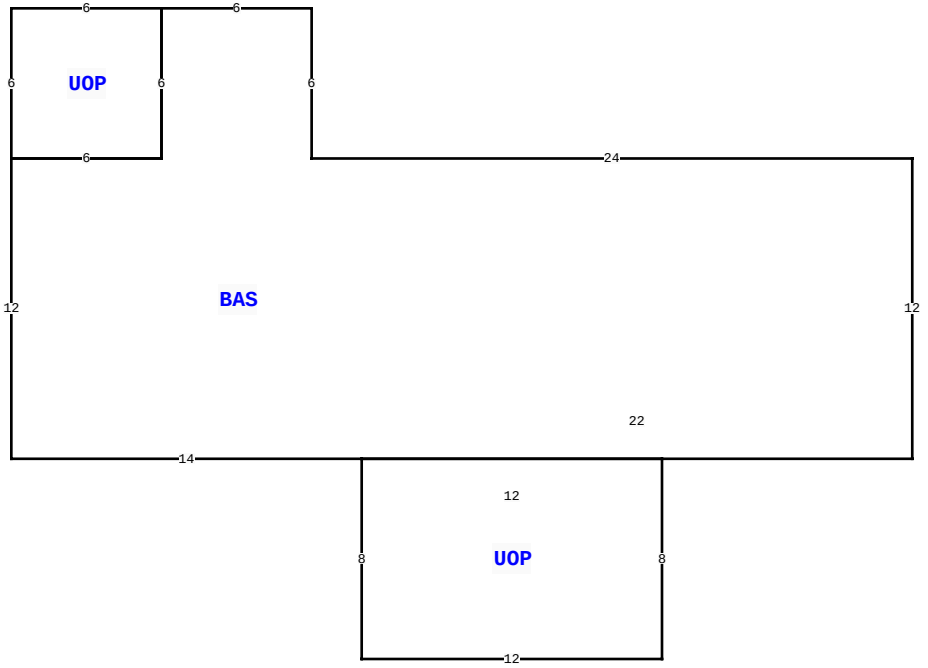
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Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	468	100		468	5,566
UOP	36	20		7	83
UOP	96	20		19	226
TOTALS	600			494	5,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	494	54.0600	59.47	29,378	1950	1950	10	0	40	35.00	20.00

6 SINGLE FAM 0% - 2026 Heated Area: 468 HX Base Yr



106 NE MAXWELL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 6 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,645
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	7,438
TOTAL MARKET VALUE	128,983
SOH/AGL Deduction	0
ASSESSED VALUE	128,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,983
TOTAL JUST VALUE	128,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1581	5/30/2025	PB	U	I	18	100
GRANTOR: MAXWELL PATRICIA ANN						
GRANTEE: MARTIN MICHAEL						
1032/0425	10/28/2004	PR	Q	V	06	100
GRANTOR: PATRICIA ANN MAXWELL						
GRANTEE: PATRICIA A MAXWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N6 W6 UOP= W6 S6 E6 N6$ S6 W6 S12 E14 UOP= S8 E12 N8 W12$ E22 N12 $.

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

REVIEW DATE 04/13/2019 BY DF Total Acres: 1.37 Total Land Value: 7,438 Market: 0 Agricultural: 0 Common: 7,438 PRINTED 11/17/2026 BY SYS

LOTS 37 & 38 BAYA SURVEY EX RD R
555-429, 850-2244, PB #02-182-CP

MARTIN MICHAEL
2725 JOYCE AVE
DECATUR, GA 30032

2027

28-3S-17-05698-000

BUILDING CHARACTERISTICS

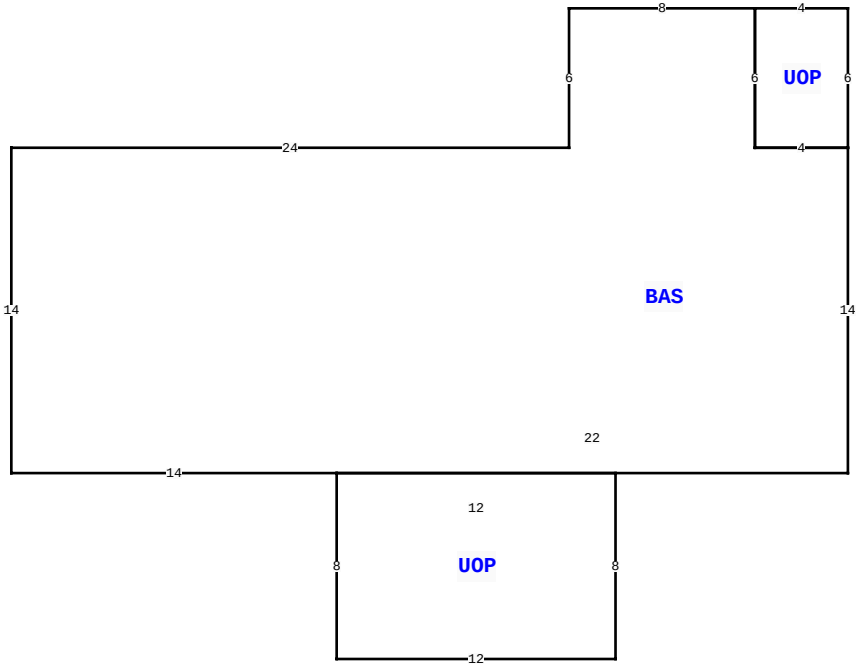
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	6,468
UOP	24	20		5	59
UOP	96	20		19	223
TOTALS	672			576	6,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	576	53.2650	58.59	33,748	1950	1950	10	0	40	35.00	20.00

7 SINGLE FAM 0% - 2026 Heated Area: 552 HX Base Yr



106 NE MAXWELL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,645
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	7,438
TOTAL MARKET VALUE	128,983
SOH/AGL Deduction	0
ASSESSED VALUE	128,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,983
TOTAL JUST VALUE	128,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1581	5/30/2025	PB	U	I	18	100
GRANTOR: MAXWELL PATRICIA ANN						
GRANTEE: MARTIN MICHAEL						
1032/0425	10/28/2004	PR	Q	V	06	100
GRANTOR: PATRICIA ANN MAXWELL						
GRANTEE: PATRICIA A MAXWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S14 E14 UOP= S8 E12 N8 W12$ E22 N14 UOP= N6 W4 S6 E4$ W4 N6 W8 S6$.

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

REVIEW DATE 04/13/2019 BY DF Total Acres: 1.37 Total Land Value: 7,438 Market: 0 Agricultural: 0 Common: 7,438 PRINTED 11/17/2026 BY SYS

LOTS 37 & 38 BAYA SURVEY EX RD R
555-429, 850-2244, PB #02-182-CP

MARTIN MICHAEL
2725 JOYCE AVE
DECATUR, GA 30032

2027

28-3S-17-05698-000

BUILDING CHARACTERISTICS

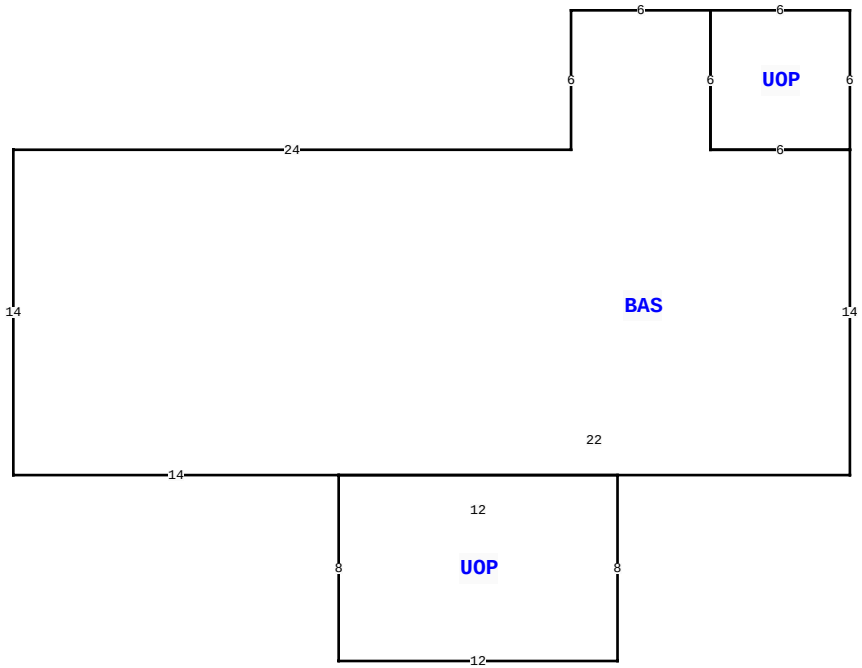
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100		540	6,328
UOP	36	20		7	82
UOP	96	20		19	223
TOTALS	672			566	6,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	566	53.2650	58.59	33,162	1950	1950	10	0	40	35.00	20.00

8 SINGLE FAM 0% - 2026 Heated Area: 540 HX Base Yr



106 NE MAXWELL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 8 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,645
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	7,438
TOTAL MARKET VALUE	128,983
SOH/AGL Deduction	0
ASSESSED VALUE	128,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,983
TOTAL JUST VALUE	128,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1581	5/30/2025	PB	U	I	18	100
GRANTOR: MAXWELL PATRICIA ANN						
GRANTEE: MARTIN MICHAEL						
1032/0425	10/28/2004	PR	Q	V	06	100
GRANTOR: PATRICIA ANN MAXWELL						
GRANTEE: PATRICIA A MAXWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S14 E14 UOP= S8 E12 N8 W12$ E22 N14 UOP= N6 W6 S6 E6$ W6 N6 W6 S6$.

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

REVIEW DATE 04/13/2019 BY DF Total Acres: 1.37 Total Land Value: 7,438 Market: 0 Agricultural: 0 Common: 7,438 PRINTED 11/17/2026 BY SYS

LOTS 37 & 38 BAYA SURVEY EX RD R
555-429, 850-2244, PB #02-182-CP

MARTIN MICHAEL
2725 JOYCE AVE
DECATUR, GA 30032

2027

28-3S-17-05698-000

BUILDING CHARACTERISTICS

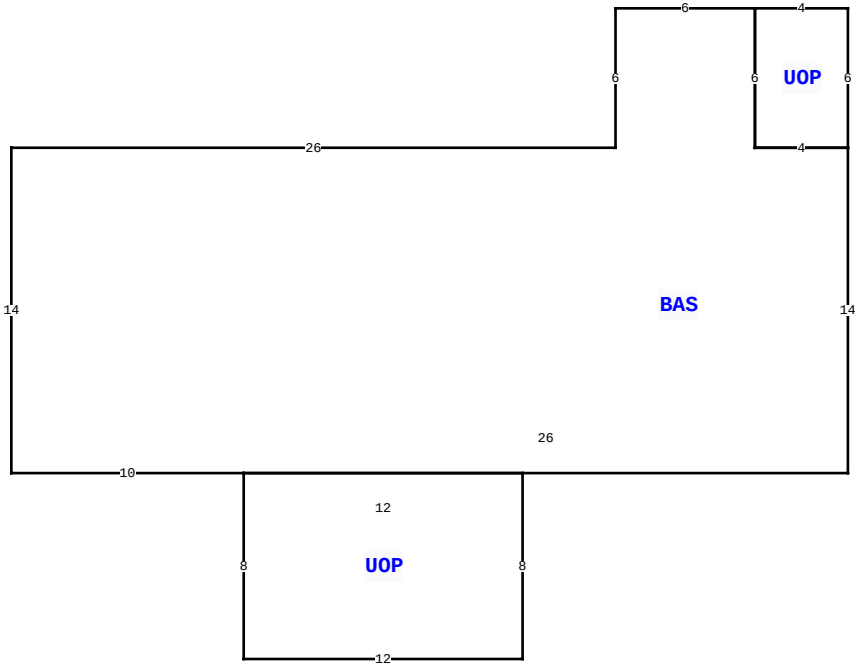
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100		540	6,328
UOP	24	20		5	59
UOP	96	20		19	223
TOTALS	660			564	6,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	564	53.2650	58.59	33,045	1950	1950	10	0	40	35.00	20.00

9 SINGLE FAM 0% - 2026 Heated Area: 540 HX Base Yr



106 NE MAXWELL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,645
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	7,438
TOTAL MARKET VALUE	128,983
SOH/AGL Deduction	0
ASSESSED VALUE	128,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,983
TOTAL JUST VALUE	128,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1581	5/30/2025	PB	U	I	18	100
GRANTOR: MAXWELL PATRICIA ANN						
GRANTEE: MARTIN MICHAEL						
1032/0425	10/28/2004	PR	Q	V	06	100
GRANTOR: PATRICIA ANN MAXWELL						
GRANTEE: PATRICIA A MAXWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S14 E10 UOP= S8 E12 N8 W12$ E26 N14 UOP= N6 W4 S6 E4$ W4 N6 W6 S6$.

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

REVIEW DATE 04/13/2019 BY DF Total Acres: 1.37 Total Land Value: 7,438 Market: 0 Agricultural: 0 Common: 7,438 PRINTED 11/17/2026 BY SYS

LOTS 37 & 38 BAYA SURVEY EX RD R
555-429, 850-2244, PB #02-182-CP

MARTIN MICHAEL
2725 JOYCE AVE
DECATUR, GA 30032

2027

28-3S-17-05698-000

BUILDING CHARACTERISTICS

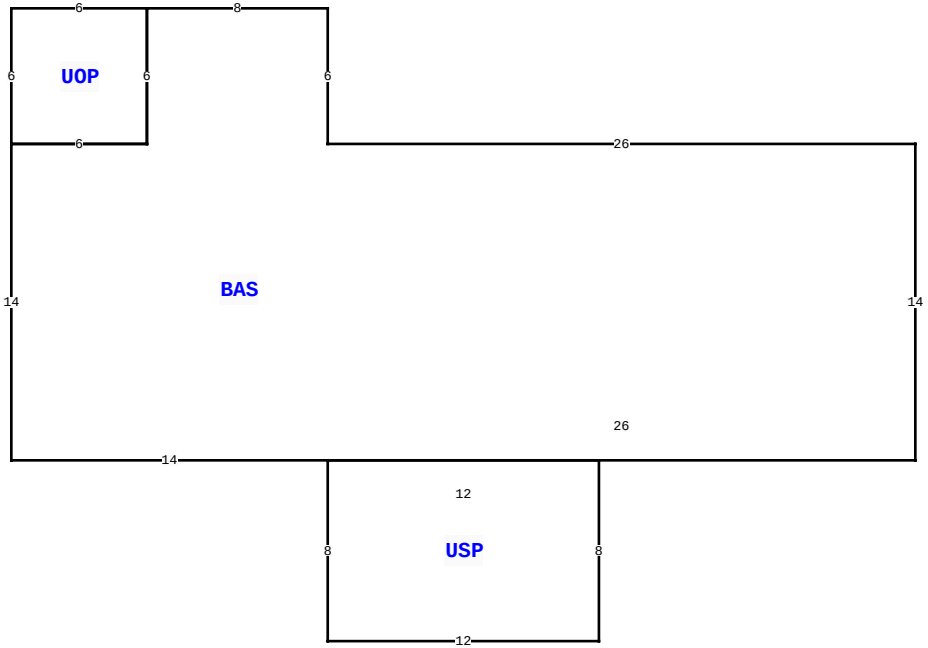
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	608	100		608	7,019
UOP	36	20		7	81
USP	96	35		34	392
TOTALS	740			649	7,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	649	52.4700	57.72	37,460	1950	1950	10	0	40	35.00	20.00

10 SINGLE FAM 0% - 2026 Heated Area: 608 HX Base Yr



106 NE MAXWELL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 10 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,645
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	7,438
TOTAL MARKET VALUE	128,983
SOH/AGL Deduction	0
ASSESSED VALUE	128,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,983
TOTAL JUST VALUE	128,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1581	5/30/2025	PB	U	I	18	100
GRANTOR: MAXWELL PATRICIA ANN						
GRANTEE: MARTIN MICHAEL						
1032/0425	10/28/2004	PR	Q	V	06	100
GRANTOR: PATRICIA ANN MAXWELL						
GRANTEE: PATRICIA A MAXWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N6 W8 UOP= W6 S6 E6 N6$ S6 W6 S14 E14 USP= S8 E12 N8 W12$ E26 N14 $.

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

REVIEW DATE 04/13/2019 BY DF Total Acres: 1.37 Total Land Value: 7,438 Market: 0 Agricultural: 0 Common: 7,438 PRINTED 11/17/2026 BY SYS

LOTS 37 & 38 BAYA SURVEY EX RD R
555-429, 850-2244, PB #02-182-CP

MARTIN MICHAEL
2725 JOYCE AVE
DECATUR, GA 30032

2027

28-3S-17-05698-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

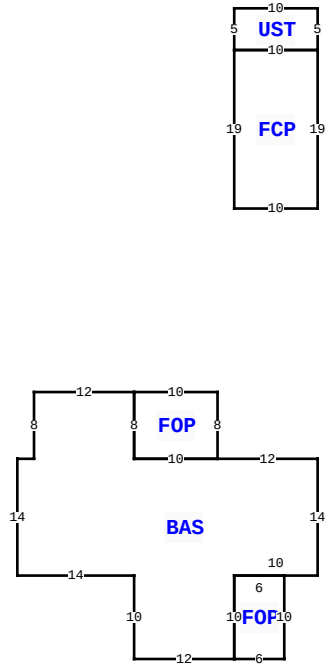
NEIGHBORHOOD/LOC 28317.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	45,711
FCP	190	25		48	3,048
FOP	60	30		18	1,143
FOP	80	30		24	1,524
UST	50	45		22	1,396
TOTALS	1,100			832	52,821

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	832	104.9400	115.43	96,038	1950	1950	10	0	0	35.00	55.00

11 SINGLE FAM 0% - 2026 Heated Area: 720 HX Base Yr



106 NE MAXWELL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 11 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,645
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	7,438
TOTAL MARKET VALUE	128,983
SOH/AGL Deduction	0
ASSESSED VALUE	128,983
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,983
TOTAL JUST VALUE	128,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1581	5/30/2025	PB	U	I	18	100
GRANTOR: MAXWELL PATRICIA ANN						
GRANTEE: MARTIN MICHAEL						
1032/0425	10/28/2004	PR	Q	V	06	100
GRANTOR: PATRICIA ANN MAXWELL						
GRANTEE: PATRICIA A MAXWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N8 W10 S8 E10$ W10 N8 W12 S8 W2 S14 E14 S10 E12
FOP= E6 N10 W6 S10$ N10 E10 N14$ PTR= N30 FCP= N19 UST= N5
W10 S5 E10$ W10 S19 E10$ S30$.

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

REVIEW DATE 04/13/2019 BY DF Total Acres: 1.37 Total Land Value: 7,438 Market: 0 Agricultural: 0 Common: 7,438 PRINTED 11/17/2026 BY SYS