LOT 17 KELLICHE ESTATES S/D.

758-1245, 774-891, 860-234, 865-

PATEL JAY
4864 SUMMIT RIDGE ROAD
VALDOSTA, GA 31602

2027

29-4S-16-03236-117

BUILDING CHARACTERISTICS

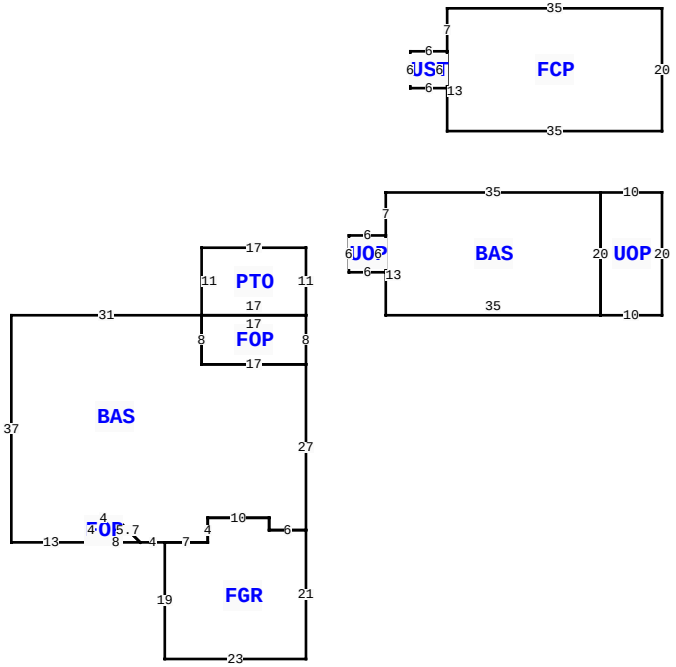
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	29416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100		700	66,004
BAS	1,564	100		1,564	147,473
FCP	700	25		175	16,501
FGR	489	55		269	25,364
FOP	24	30		7	660
FOP	136	30		41	3,866
PTO	187	5		9	849
UOP	36	20		7	660
UOP	200	20		40	3,772
UST	36	45		16	1,509
TOTALS	4,072			2,828	266,657

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,828	118.9720	130.87	370,100	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 0% - 2024 Heated Area: 2264 HX Base Yr



5979 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	04/08/2025 MLU
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	0	0	600.00	UT	1.50	1.50	100	1998	1998	3	100	900	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	266,657
TOTAL MARKET OB/XF VALUE	1,800
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	296,457
SOH/AGL Deduction	0
ASSESSED VALUE	296,457
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,457
TOTAL JUST VALUE	296,457
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,307

SALE:2:1: 19 LOTS - 19 PRCLS

SALE:1:1: 19 LOTS - 19 PRCLS

LAND:1:1: 2.0 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046017	Roof Replacement	15,000	12/01/2022
28034	STORAGE	439	08/25/2009
14525	SFR	250	09/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/2015	4/19/2023	WD	Q	I	01	335,000
GRANTOR: CASSIDY TIMOTHY P SR						
GRANTEE: PATEL JAY						
1447/1752	9/17/2021	WD	U	I	11	100
GRANTOR: CASSIDY SHERRI LYNN						
GRANTEE: CASSIDY TIMOTHY P S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S37 E13 FOP= E8 U4 L4 W4 S4$ N4 E4 R4 D4 E4 FGR= S19 E23 N21 W6 N2 W10 S4 W7$ E7 N4 E10 S2 E6 N27 FOP= N8 W17 S8 E17$ W17 N8 PTO= E17 N11 W17 S11$ PTR= N30 E40 FCP= E35 N20 W35 S7 UST= W6 S6 E6 N6 $ S13$ S30 W40$ PTR= E30 BAS= E35 UOP= E10 N20 W10 S20$ N20 W35 S7 UOP= W6 S6 E6 N6$ S13$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 06/04/2025 BY KS Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/17/2026 BY SYS