

LOT 17 KELLICHE ESTATES S/D.
758-1245, 774-891, 860-234, 865-

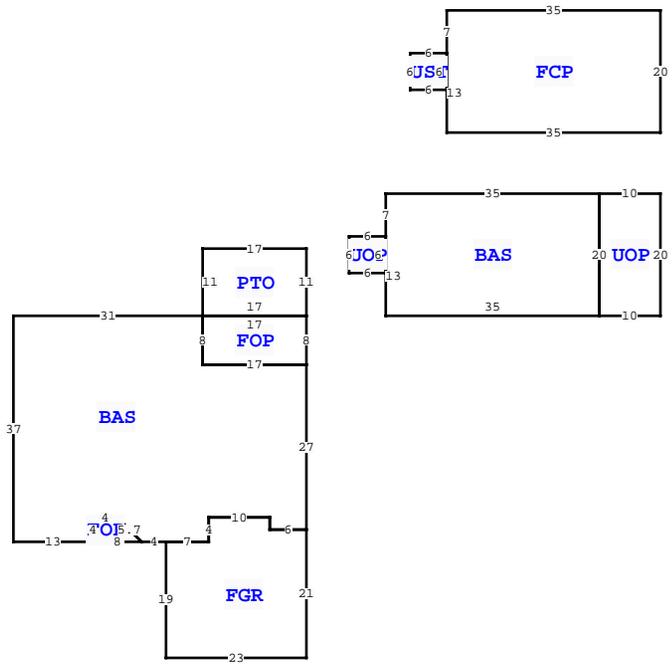
PATEL JAY
4864 SUMMIT RIDGE ROAD
VALDOSTA, GA 31602

2026

29-4S-16-03236-117
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	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
BAS	700	100	
BAS	1,564	100	
FCP	700	25	
FGR	489	55	
FOP	24	30	
FOP	136	30	
PTO	187	5	
UOP	36	20	
UOP	200	20	
UST	36	45	
TOTALS	4,072		

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	135.63	383,562	1999	1999	0	0	27.95	72.05	
1 SINGLE FAM 0% - 2024 Heated Area: 2264 HX Base Yr												



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		276,356
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		306,156
SOH/AGL Deduction		0
ASSESSED VALUE		306,156
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		306,156
TOTAL JUST VALUE		306,156
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,339

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	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

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	600.00	UT	1.50	1.50	100	1998
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/08/2025	MLU

BUILDING NOTES	
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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								