COMM SW COR OF NE1/4 OF SEC,
N 1508.41 FT FOR POB, CONT N
398.84 FT, E 1311.64 FT, S

MOREHEAD CASSANDRA B
3344 FOLLY BEACH PARK
LAWRENCEVILLE, GA 30044-4018

2027

29-5S-17-09435-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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 02

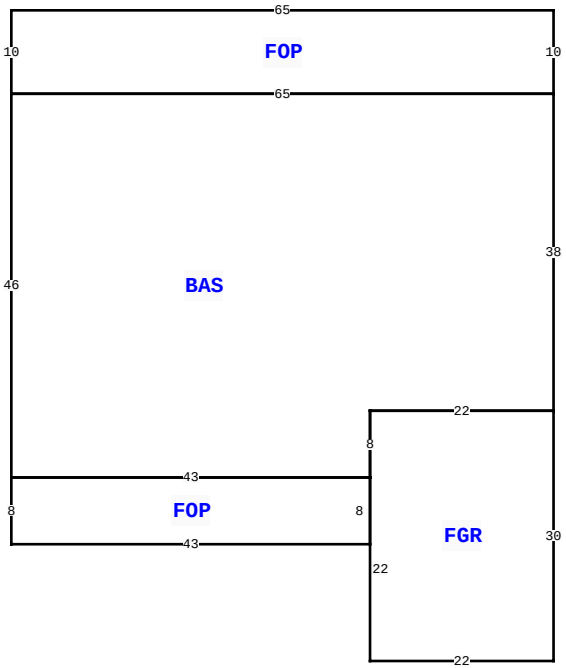
NEIGHBORHOOD/LOC 29517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,814	100		2,814	178,883
FGR	660	55		363	23,076
FOP	344	30		103	6,548
FOP	650	30		195	12,396
TOTALS	4,468			3,475	220,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,475	105.0700	115.58	401,640	1990	1990	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 2814 HX Base Yr



1738 SW BUCKLEY LN, 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0020	BARN,FR	0	0	16	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	220,902
TOTAL MARKET OB/XF VALUE	3,700
TOTAL LAND VALUE - MARKET	108,000
TOTAL MARKET VALUE	332,602
SOH/AGL Deduction	0
ASSESSED VALUE	332,602
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	332,602
TOTAL JUST VALUE	332,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	336,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3630	SFR	59,000	08/16/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/1035	7/10/2015	QC	U	I	11	100
GRANTOR: KARYL BENTLEY						
GRANTEE: CASSANDRA B MOREHEA						
1263/0982	10/11/2013	QC	U	I	11	100
GRANTOR: CASSANDRA B MOREHEAD						
GRANTEE: KARYL BENTLEY						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N10 W65 S10 E65$ BAS= W65 S46 FOP= S8 E43 N8 W43$ E43
FGR= S22 E22 N30 W22 S8$ N8 E22 N38$.

LAND DESCRIPTION

TOTAL OB/XF 3,700

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		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,000							

REVIEW DATE 09/05/2017 BY BC Total Acres: 12.00 Total Land Value: 108,000 Market: 0 Agricultural: 0 Common: 108,000 PRINTED 11/17/2026 BY SYS