

LOT 6 PARNELL ROCK GARDEN
CIRCLE S/D. 425-126, DC 1035-
588, QC 1043-1250, PR 1335-

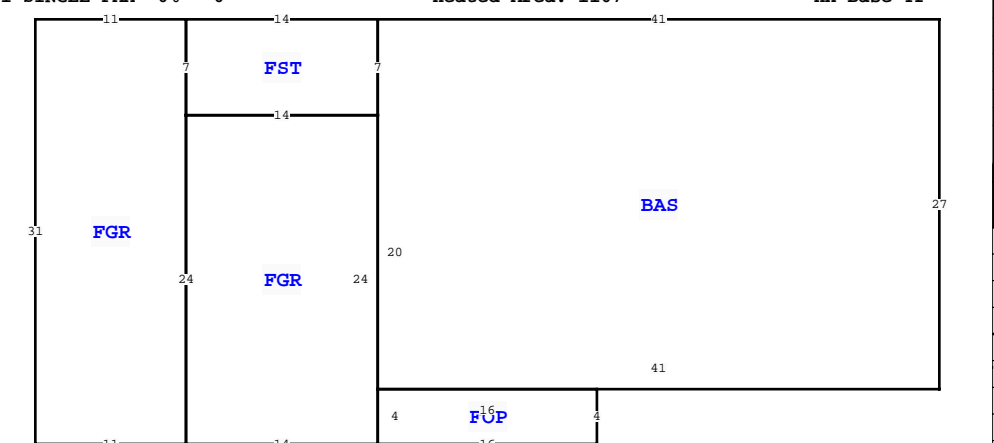
CALDWELL REGINA DENISE HARRIS
593 KINGSWOOD CT
LITHIA SPRINGS, GA 30122

2026

30-3S-17-11709-006
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100
Condition Adj	02 0 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 07
NEIGHBORHOOD/LOC	820317.00 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,553	105.8508	118.55	184,108	1974	1974	10	0	35.00	55.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,107	100		1,107	72,179
FGR	336	55		185	12,063
FGR	341	55		188	12,258
FOP	64	30		19	1,239
FST	98	55		54	3,521
TOTALS	1,946			1,553	101,259

880 NW LAKE JEFFERY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		101,259
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		3,800
TOTAL MARKET VALUE		105,759
SOH/AGL Deduction		18
ASSESSED VALUE		105,741
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		105,741
TOTAL JUST VALUE		105,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00369			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W41 FST= W14 S7 E14 N7S7 FGR= W14 FGR= N7 W11 S31E11 N24S S24 E14 N24S S20 FOP= S4 E16 N4 W16S E41 N27S.	

L N	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	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION		TOTAL OB/XF														700								
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	3,800.00	3,800.00	3,800							