LOT 6 & E 25 FT OF LOT 7 BLOCK 3
LAKE ESTATES S/D.

SMAZIK MARCUS
3213 CREOLE LN
AVONDALE ESTATES, GA 30002

2027

31-3S-17-05993-001

BUILDING CHARACTERISTICS

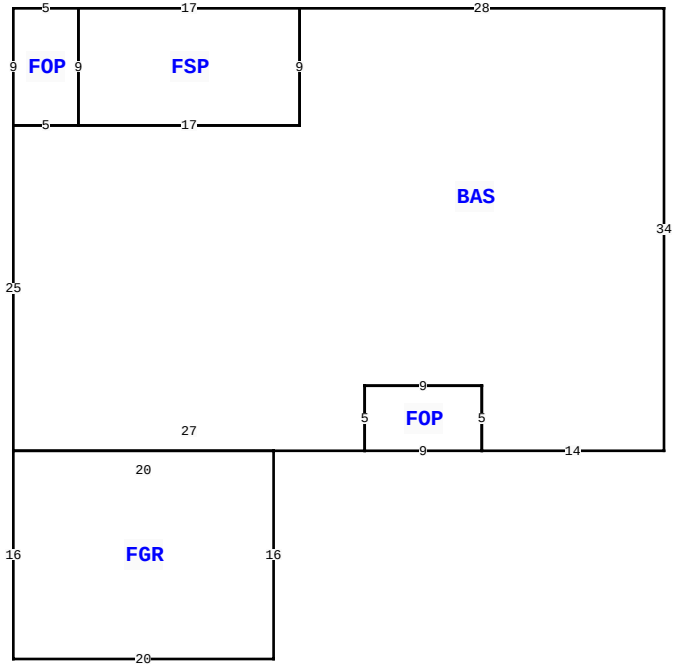
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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 06
NEIGHBORHOOD/LOC	31317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,457	100		1,457	116,591
FGR	320	55		176	14,084
FOP	45	30		14	1,121
FOP	45	30		14	1,121
FSP	153	40		61	4,882
TOTALS	2,020			1,722	137,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,722	111.9160	123.11	211,995	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1457 HX Base Yr



606 NW PALM DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	137,797
TOTAL MARKET OB/XF VALUE	2,600
TOTAL LAND VALUE - MARKET	19,748
TOTAL MARKET VALUE	160,145
SOH/AGL Deduction	0
ASSESSED VALUE	160,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	160,145
TOTAL JUST VALUE	160,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	159,574

SALE:1:1: LOT 6 & E 25 FT LOT 7 BLOCK 3 GWEN LAKE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047078	Roof Replacement	14,720	04/27/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2158	4/24/2026	WD	Q	I	01	207,800
GRANTOR: ANSLEY MARIAN ELIZABE						
GRANTEE: SMAZIK MARCUS						
1553/1939	11/07/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LEY B						
GRANTEE: ANSLEY MARIAN ELIZA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FSP= W17 S9 E17 N9$S9 W17 FOP= N9 W5 S9 E5$ W5 S25
FGR= S16 E20 N16 W20 $ E27FOP= E9 N5 W9 S5$ N5 E9 S5 E14
N34$.

LAND DESCRIPTION

TOTAL OB/XF 2,600

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-2	0.00	0.00	15,798.23	SF		1.00	1.00	1.00	1.25	1.25	19,748							

REVIEW DATE 08/28/2026 BY TP Total Acres: 0.36 Total Land Value: 19,748 Market: 0 Agricultural: 0 Common: 19,748 PRINTED 11/17/2026 BY SYS