

LOT 8 BLOCK 9 UNIT 4 GWEN LAKE E
 AT NE COR OF LOT 8 BLOCK 9, S 46
 S 64 FT TO SE COR OF LOT 8, W 70

FINCH MARTIN/SOULE JESSICA
 416 LAKEVIEW DR
 BREMEN, GA 30110

2026

31-3S-17-06044-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	943	121.6800	136.28	128,512	1966	2000	0	0	31.25	68.75

1 SINGLE FAM 0% - 2024 Heated Area: 816 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	88,352	
TOTAL MARKET OB/XF VALUE	1,500	
TOTAL LAND VALUE - MARKET	27,586	
TOTAL MARKET VALUE	117,438	
SOH/AGL Deduction	1,662	
ASSESSED VALUE	115,776	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	115,776	
TOTAL JUST VALUE	117,438	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	105,251	

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	816	100		816	76,453
FOP	49	30		15	1,405
FSP	208	40		83	7,776
FST	52	55		29	2,717
TOTALS	1,125			943	88,352

409 NW FERN BROOK LOOP, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000050	REMODEL	5	04/22/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/369	4/06/2023	WD Q	Q	I	01	129,000
GRANTOR: THE GREG AND LISA WAL						
GRANTEE: FINCH MARTIN						
1474/1576	8/03/2022	WD U	I	11		100
GRANTOR: WALTRIP GREG						
GRANTEE: THE GREG AND LISA W						

EXTRA FEATURES																
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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W34 S24 E12 FOP= S7 E7 N7 W7\$ E22 N4 FST= E13 N4 W13 S4\$
 N4 FSP= E13 N16 W13 S16\$ N16\$.

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	13,793.01	SF		1.00	1.00	1.00	2.00	2.00	27,586							