E 115 FT OF LOT 7 RIDGEWOOD
MANOR S/D. LIFE EST DEED
984-378.

CARROLL W H/CARROLL DORIS S
PO BOX 3236
LAKE CITY, GA 32056

2026

31-3S-17-06225-000

BUILDING CHARACTERISTICS

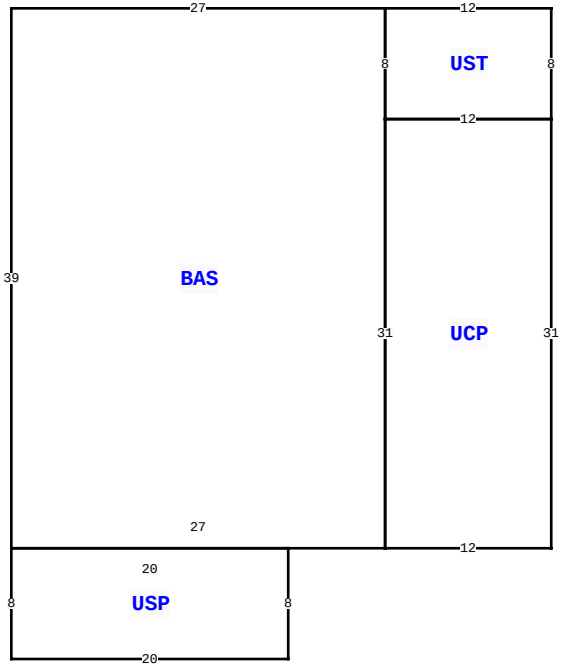
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	31317.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,053	100		1,053	44,571
UCP	372	20		74	3,132
USP	160	35		56	2,371
UST	96	45		43	1,820
TOTALS	1,681			1,226	51,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,226	58.1400	65.12	79,837	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1053 HX Base Yr



246 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	51,894
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	23,719
TOTAL MARKET VALUE	76,813
SOH/AGL Deduction	0
ASSESSED VALUE	76,813
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,813
TOTAL JUST VALUE	76,813
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S39 USP= S8 E20 N8 W20$E27 UCP= E12 N31 W12 S31$N31
UST= E12 N8 W12 S8$ N8$.

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	0296	SHED METAL	0	0	10	16	160.00	UT	5.00	5.00	100	1993	1993	3	100	800	
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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		CG	110.00	115.00	12,650.00	SF		1.00	1.00	0.75	2.50	1.88	23,719							

REVIEW DATE 08/24/2016 BY DF Total Acres: 0.29 Total Land Value: 23,719 Market: 0 Agricultural: 0 Common: 23,719 PRINTED 06/22/2026 BY SYS