252 PLACE UNR PRCL 3: COMM NW CO
1517.80 FT, E 137.01 FT FOR POB,
FT, N 24 DEG E 964.84 FT TO S R/

SHIRAH ALEXANDER HARRISON/SHIRAH LORI BETH
106 MAID MARIAN CT
HINESVILLE, GA 31313

2026

32-4S-18-10514-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	32418.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

6764 SE COUNTY ROAD 252, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	75,075
TOTAL MARKET VALUE	75,075
SOH/AGL Deduction	0
ASSESSED VALUE	75,075
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,075
TOTAL JUST VALUE	75,075
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/874	11/17/2023	WD	Q	V	01	72,500
GRANTOR: KOLOTYUK YURIY						
GRANTEE: BALTZLEY EDWIN W SR						
1496/1516	8/08/2023	WD	Q	V	01	81,000
GRANTOR: GIEBEIG PETER						
GRANTEE: KOLOTYUK YURIY						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0					10.01	AC		1.00	1.00	1.00	7,500.00	7,500.00	75,075							

REVIEW DATE 04/11/2025 BY MLU Total Acres: 10.01 Total Land Value: 75,075 Market: 0 Agricultural: 0 Common: 75,075 PRINTED 06/08/2026 BY SYS