COMM NW COR SEC, RUN E 330.99 FT
R/W, SE 337.26 FT TO POB, S 26 D
270.29 FT, W 413.99 FT, N 11 DEG

USCANGA JOSE F
950 HERRINGTON RF, UNIT C-62
LAWRENCEVILLE, GA 30044

**2026**

**34-3S-17-06892-010**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1001 | MISC COMMERCIAL | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 34317.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

2268 NE BASCOM NORRIS DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 31,040 |
| TOTAL LAND VALUE - MARKET | 12,328 |
| TOTAL MARKET VALUE | 43,368 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 43,368 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 43,368 |
| TOTAL JUST VALUE | 43,368 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 43,368 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049624 | Storage Building | 24,500 | 04/15/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1369/1454 | 9/22/2018 | PR | U | V | 19 | 27,000 |

GRANTOR: J DRAWDY,G SCAFF,D GO

GRANTEE:

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 800 | |
| 2 | 0030 | BARN,MT | 0 | 0 | 28 | 72 | 2,016.00 | UT | 15.00 | 15.00 | 100 | 2024 | 2023 | | 100 | 30,240 | |

## LAND DESCRIPTION

TOTAL OB/XF 31,040

| 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 | 1001 | C | MISC COMMERC | 0 | | A-1 | 0.00 | 0.00 | 1.34 | AC | | 1.00 | 1.00 | 0.80 | 11,500.00 | 9,200.00 | 12,328 | | | | | | | |

REVIEW DATE 04/23/2024 BY JB Total Acres: 1.34 Total Land Value: 12,328 Market: 0 Agricultural: 0 Common: 12,328 PRINTED 05/08/2026 BY SYS