LOT 91 EASTSIDE VILLAGE S/D.

716-033, 732-025, 752-1220, 869-

HORNAN DARRYL/HORNAN MARIANNA
3574 SROCK RD
MONROE, GA 30656

2027

34-3S-17-07018-191

BUILDING CHARACTERISTICS

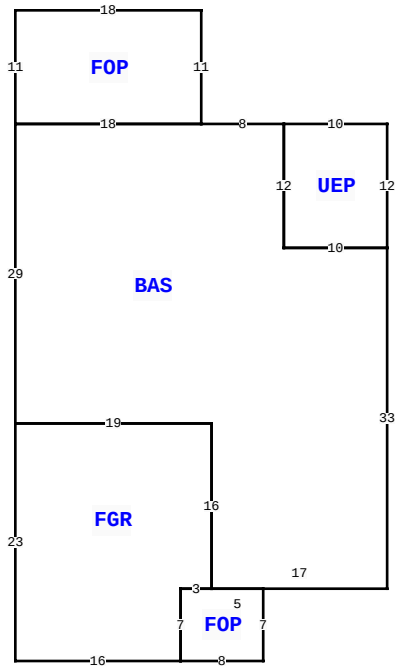
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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		34317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	92,783
FGR	416	55		229	17,765
FOP	56	30		17	1,319
FOP	198	30		59	4,577
UEP	120	60		72	5,585
TOTALS	1,986			1,573	122,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,573	108.5040	119.35	187,738	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1196 HX Base Yr 2018



171 SE TRISTIN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	122,030
TOTAL MARKET OB/XF VALUE	1,730
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	146,260
SOH/AGL Deduction	51,916
ASSESSED VALUE	94,344
TOTAL EXEMPTION VALUE	HX HB SX 94,344
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	146,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052967	Roof Replacement	9,252	04/29/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/2419	5/26/2016	TR	Q	I	01	88,500
GRANTOR: GARY L SMITH AS TRUST						
GRANTEE: DARRYL & MARIANNA H						
1315/2418	5/21/2016	WD	U	I	11	100
GRANTOR: GARY L SMITH (SINGLE						
GRANTEE: GARY L SMITH AS TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FOP= N11 W18 S11 E18$ W18 S29 FGR= S23 E16 N7E3 N16 W19$ E19 S16 FOP= W3 S7 E8 N7 W5$ E17 N33 UEP= N12 W10 S12 E10$ W10 N12$.

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	0120	CLFENCE 4	0	100	0	0	240.00	UT	4.50	4.50	100	2003	2003	3	100	1,080	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,730

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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/19/2025 BY chuck Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS