LOT 3 BLOCK 1 ANDREWS PARK S/D E

780-829, 804-2160, 806-920, 819-

K GRIFFIN PROPERTIES INC
2109 WESLEY CHAPEL RD
PAVO, GA 31778

2027

34-3S-17-07033-000

BUILDING CHARACTERISTICS

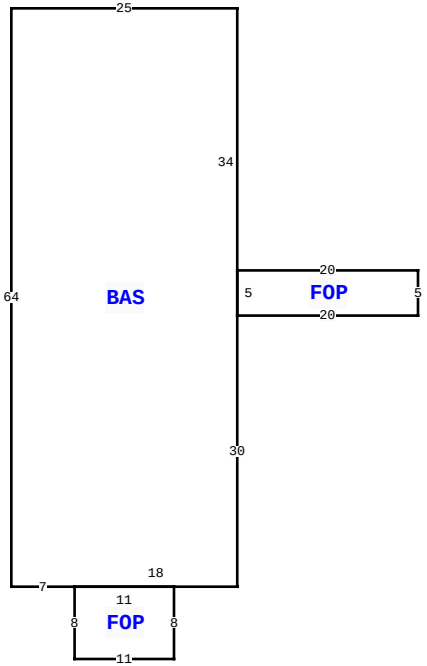
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	02	02
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	38,520
FOP	88	30		26	626
FOP	100	30		30	723
TOTALS	1,788			1,656	39,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,656	65.0632	48.15	79,736	1965	1965	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1600 HX Base Yr



671 SE STATE ROAD 100 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	39,868
TOTAL MARKET OB/XF VALUE	3,150
TOTAL LAND VALUE - MARKET	39,270
TOTAL MARKET VALUE	82,288
SOH/AGL Deduction	0
ASSESSED VALUE	82,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,288
TOTAL JUST VALUE	82,288
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,288

SALE:4:1: INCLUDED 07032-000

SALE:3:1: STAMPS FOR ORB 804-2157 PRCL 07056-000

SALE:2:1: SNOW PEAK HAD BEEN C/O ERIC VIRGIL

SALE:1:1: SALE INCL RE # 07032-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38660	MAINT/ALTR	75	09/26/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1189/2178	2/26/2010	WD	U	I	30	287,500
GRANTOR: LUMBER DEALERS INC						
GRANTEE: K GRIFFIN PROPERTIE						
0819/1924	4/01/1996	WD	U	I	35	85,300
GRANTOR: JAMES M & MONYA VIRGI						
GRANTEE: LUMBER DEALERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S64 E7 FOP= S8 E11N8 W11$ E18 N30 FOP= E20 N5 W20 S5$ N34$.

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	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	
2	0161	3-STRAND B	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	450	

LAND DESCRIPTION

TOTAL OB/XF 3,150

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	1700	C	1STORY OFF	0			0.00	0.00	35,700.00	SF		1.00	1.00	1.00	1.10	1.10	39,270							

REVIEW DATE 10/24/2019 BY RP Total Acres: 0.82 Total Land Value: 39,270 Market: 0 Agricultural: 0 Common: 39,270 PRINTED 11/17/2026 BY SYS