

LOT 4 FORT WHITE PARK.
753-864, WD 1029-299, 1120-1669,

YOUNG BRIAN/YOUNG MAUREEN
7035 SHADOW LN
CUMMING, GA 30041-8160

2026

34-6S-16-04060-104


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 4 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 24,000 TOTAL MARKET VALUE 24,000 SOH/AGL Deduction 7,500 ASSESSED VALUE 16,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 16,500 TOTAL JUST VALUE 24,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 15,000																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1144/1047</td> <td>2/27/2008</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>25,000</td> </tr> <tr> <td colspan="7">GRANTOR: PROCOPIO RENE & ANA F</td> </tr> <tr> <td colspan="7">GRANTEE: BRIAN & MAUREEN YOU</td> </tr> <tr> <td>1120/1715</td> <td>5/31/2007</td> <td>WD Q</td> <td>V</td> <td></td> <td>01</td> <td>10,000</td> </tr> <tr> <td colspan="7">GRANTOR: PROCOPIO RENE DELGADO</td> </tr> <tr> <td colspan="7">GRANTEE: PROCOPIO RENE & ANA</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1144/1047	2/27/2008	WD Q	V		01	25,000	GRANTOR: PROCOPIO RENE & ANA F							GRANTEE: BRIAN & MAUREEN YOU							1120/1715	5/31/2007	WD Q	V		01	10,000	GRANTOR: PROCOPIO RENE DELGADO							GRANTEE: PROCOPIO RENE & ANA						
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TOTALS 0000 VACANT 291 SW BLUE JAY CT, FORT WHITE 05/08/2026 MLU																																																																														
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L N	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																																																														
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	100.00	218.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000																																																													
REVIEW DATE 05/08/2026 BY MLU Total Acres: 0.50 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 06/08/2026 BY SYS																																																																														