LOT 18 CYPRESS LAKE HILLS S/D
ORB 602-519, 781-948,
829-2174, 856-208,

LINARES BRIDGET VELEZ
P O BOX 100
WINSTON, GA 30187-0100

2026

35-4S-15-00407-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35415.010 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

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/06/2026 MLU
AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,480
TOTAL MARKET VALUE	60,480
SOH/AGL Deduction	21,519
ASSESSED VALUE	38,961
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	38,961
TOTAL JUST VALUE	60,480
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,400

SALE:1:1: LOT 18, SALE NOT IN LINE
SALE:3:1: LOT 18 CYPRESS LAKE HILLS
SALE:2:1: LOT 18
LAND:1:1: PARTLY LOW AND WET.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0856/0208	2/05/1998	WD	Q	V	03	9,300
GRANTOR: JIM JEAN AUCTIONS						
GRANTEE: BRIDGETT LINARES						
0829/2174	10/10/1996	CT	U	V	11	7,000
GRANTOR: CLERK OF COURT/AERTS						
GRANTEE: JIM JEAN AUCTIONS						

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		A-1	0.00	0.00	6.30	AC		1.00	1.00	0.80	12,000.00	9,600.00	60,480							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 6.30 Total Land Value: 60,480 Market: 0 Agricultural: 0 Common: 60,480 PRINTED 05/08/2026 BY SYS