COMM SW COR OF NE1/4, RUN N 1265
ALFRED MARKHAM RD, RUN E ALONG R
FOR POB, CONT E 232.61 FT TO PT

CONOVER CHRISTOPHER/CONOVER CRYSTAL
4501 COUNTRY OAK
VALDOSTA, GA 31601

2027

35-4S-17-09031-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35417.00	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

1514 SE ALFRED MARKHAM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	134,865
TOTAL MARKET VALUE	134,865
SOH/AGL Deduction	0
ASSESSED VALUE	134,865
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,865
TOTAL JUST VALUE	134,865
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,865

SALE:1:1: 16.89 AC (PAID TOO MUCH)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/2078	6/13/2025	WD	Q	V	01	165,000
GRANTOR: ELERICK SCOTT						
GRANTEE: CONOVER CHRISTOPHER						
1368/0253	8/31/2018	WD	Q	V	04	98,000
GRANTOR: CHARLES P BENNETT III						
GRANTEE: SCOTT & JUDITH ELER						

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	9.80	AC		1.00	0.90	0.90	9,000.00	8,100.00	79,380							
2	0000	C	VAC RES	0		A-1	0.00	0.00	6.85	AC		1.00	0.90	0.90	9,000.00	8,100.00	55,485							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 16.65 Total Land Value: 134,865 Market: 0 Agricultural: 0 Common: 134,865 PRINTED 11/17/2026 BY SYS