LOT 33 QUAIL RIDGE S/D.

905-742, WD 995-2301, WD 995-230

LEGG PATRICK A
5085 NEW CHAPEL HILL WAY
CUMMING, GA 30941-1517

2026

35-6S-16-04066-034

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	35616.010 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		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		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	31,824
TOTAL MARKET VALUE	31,824
SOH/AGL Deduction	5,350
ASSESSED VALUE	26,474
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	26,474
TOTAL JUST VALUE	31,824
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1471/614	7/07/2022	PB	U	V	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: LEGG PATRICK A						
1065/2332	11/18/2005	WD	Q	V		27,000
GRANTOR: LEAVENWORTH						
GRANTEE: LEGG						

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		00	0.00	0.00	2.34	AC		1.00	1.00	0.85	16,000.00	13,600.00	31,824							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 2.34 Total Land Value: 31,824 Market: 0 Agricultural: 0 Common: 31,824 PRINTED 06/08/2026 BY SYS