LOTS 5 & 6 BLOCK A SOUTHWOOD ACR
ORB 361-061, 361-778,DC 1197-273

ROMAN RAPHAEL/ROMAN ADELINA
310 FLEMMING DRIVE
BONAIRE, GA 31005

2027

36-4S-16-03348-000

BUILDING CHARACTERISTICS

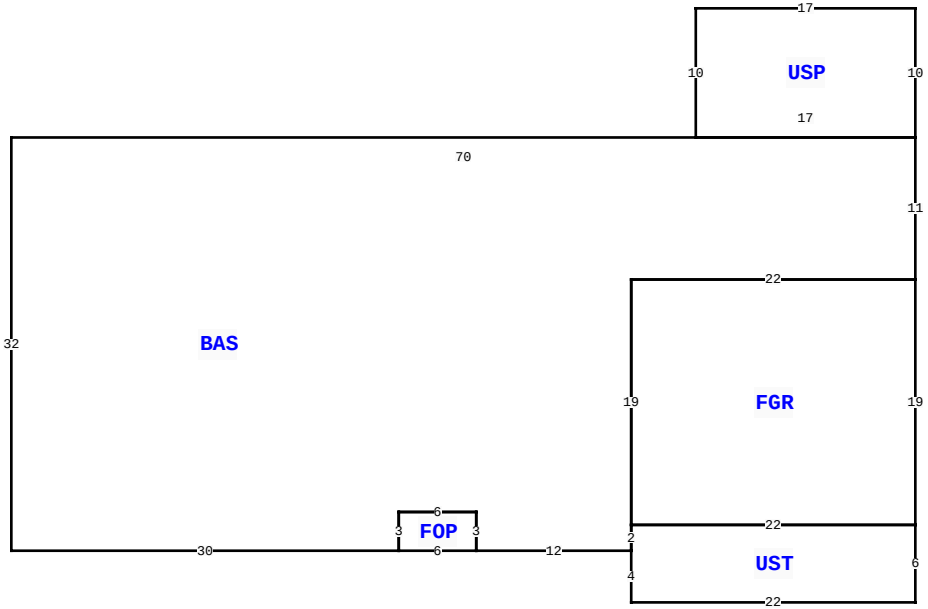
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100		1,760	141,353
FGR	418	55		230	18,472
FOP	18	30		5	402
USP	170	35		60	4,819
UST	132	45		59	4,739
TOTALS	2,498			2,114	169,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,114	112.3260	123.56	261,206	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1760 HX Base Yr



293 SW SUNNYDALE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2022 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	169,784
TOTAL MARKET OB/XF VALUE	1,250
TOTAL LAND VALUE - MARKET	60,720
TOTAL MARKET VALUE	231,754
SOH/AGL Deduction	0
ASSESSED VALUE	231,754
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,754
TOTAL JUST VALUE	231,754
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,845

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045857	Electrical Servic	0	11/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/1463	8/07/2019	WD	Q	I	01	170,000

GRANTOR: NORVELLE L ALDERMAN

GRANTEE: RAPHAEL & ADELINA R

BUILDING NOTES

BUILDING DIMENSIONS

USP= N10 W17 S10 E17$ BAS= W70 S32 E30 FOP= E6 N3 W6 S3$N3 E6 S3 E12 UST= S4 E22 N6 W22 S2$ N2 FGR= E22 N19 W22 S19$ N19 E22 N11$.

LAND DESCRIPTION

TOTAL OB/XF 1,250

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	0100	C	SFR	0		A-1	0.00	0.00	5.06	AC		1.00	1.00	0.80	15,000.00	12,000.00	60,720							

REVIEW DATE 01/28/2026 BY KS Total Acres: 5.06 Total Land Value: 60,720 Market: 0 Agricultural: 0 Common: 60,720 PRINTED 11/17/2026 BY SYS