

46 JACOBS RD
535217

Reval Year: 2021 Tax Year: 2027

Appraised By 09 on 08/10/2023 24600 DAVIS GAP/ROBINSON GA

NN: 08 - DIVISION OF REAL ESTATE
COUNTY TAX (100)
20-OR-2619-C-HWY 19

PLAT: 00004/03831 UNIQ ID 4652
ID NO:

CARD NO. 1 of 1
86.1830 AC
TW-20 CI- FR-T

Parcel ID: 6663-16-94-0235-

SPLIT FROM ID

SRC= Permit

AT- LAST ACTION 20260803

CONSTRUCTION DETAIL				MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE								
TOTAL POINT VALUE				0	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		CREDENCE TO MARKET							
BUILDING ADJUSTMENTS					01	00							% GOOD									
TOTAL ADJUSTMENT FACTOR				0	SINGLE FAMILY RESIDENTIAL										DEPR. BUILDING VALUE - CARD				0			
TOTAL QUALITY INDEX				0	STYLE:										DEPR. OB/XF VALUE - CARD				117,500			
															MARKET LAND VALUE - CARD				534,060			
															TOTAL MARKET VALUE - CARD				651,560			
															TOTAL APPRAISED VALUE - CARD				651,560			
															TOTAL APPRAISED VALUE - PARCEL				651,560			
															TOTAL PRESENT USE VALUE - LAND				0			
															TOTAL VALUE DEFERRED - PARCEL				0			
															TOTAL TAXABLE VALUE - PARCEL \$				651,560			
															PRIOR APPRAISAL		PERMIT					
															BUILDING VALUE		152,600	CODE	DATE	NO.		
															OBXF VALUE		80,020					
															LAND VALUE		599,690					
															PRESENT USE VALUE		0					
															DEFERRED VALUE		0	ROUT: WTRSHD:				
															TOTAL VALUE		832,310					
															SALES DATA							
					OFF. RECORD				DATE		DEED		Q/U		V/I		INDICATE					
					BOOK		PAGE		MO		YR		TYPE		A		SALES PRICE					
					0533		0759		8		2024		WD		V		300,000					
					0411		0923		5		2013		WD		I		0					
					0361		0787		5		2008				X		V					
					0187		0007		7		1994				X		V					
															HEATED AREA							
															NOTES							
															2025 INFORMAL APPEAL MERGING LOTS 7 & 9 BACK TO PARENT							

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
TYPE	GS AREA		RPL CS																		
SUBAREA TOTALS				0	25	D	BARN	1.000	45	40	1,800	15.00	150.00	—	0.00	1990	1990	S3		20	8100
					02	C	DETGAR	1.000	72	31	2,232	31.25	100.00	—	0.00	2001	2001	S3		40	27900
					24	E	SHED	1.000	110	30	3,300	5.00	100.00	—	0.00	2016	2016	S5		75	12375
					02	C	DETGAR	0.000	30	30	900	31.25	0.00	—	0.00	2015	2015	S3		82	23063
					03	C	CARPORT	0.000	30	15	450	15.00	0.00	—	0.00	2015	2015	S3		82	5535
					24	D	SHED	0.000	32	16	512	8.50	0.00	—	0.00	2015	2015	S5		70	3046
					97M	A	SHELTER-MT		98	30	2,940	12.75	0.00		0.00	2022	2023	S5		100	37485
				TOTAL OB/XF VALUE																117500	

BLDG DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
OPEN ACREAGE	0150		0	0	0.9790	4	1.0000	+00 +00 +00 +00 +00	RP	10,000.00	21.970	AC	0.980	9,800.00	215306	0	
WOODED ACREAGE	0160		0	0	0.9790	4	0.7500	+00 +00 +00 -25 +00	RP	6,800.00	64.213	AC	0.730	4,964.00	318753	0	

TOTAL MARKET LAND DATA**TOTAL PRESENT USE DATA**

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8/28/2026 10:17:22 PM.