S DIV: LOTS 9 THRU 13 BLOCK E KR
982-1396, WD 1049-1329, QC 1127-

MHPJR LLC
P O BOX 3243
VALDOSTA, GA 31604

2026

00-00-00-14204-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

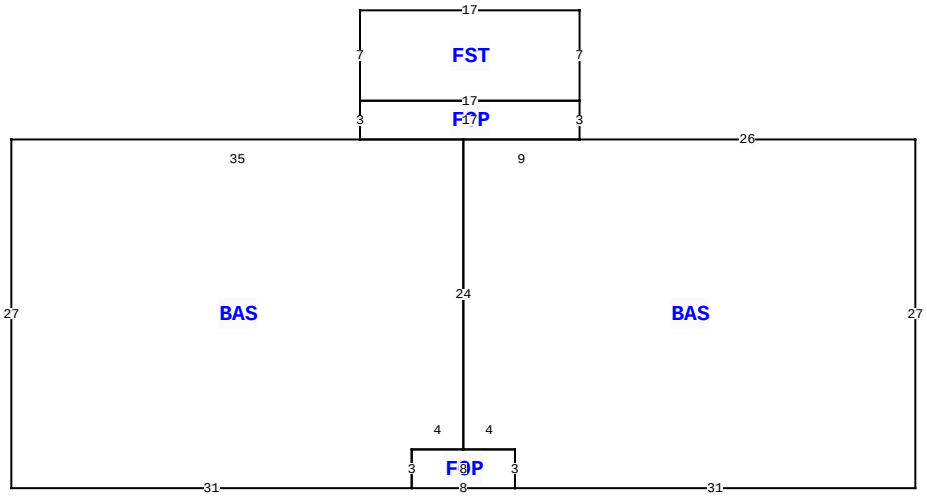
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	933	100		933	57,147
BAS	933	100		933	57,147
FOP	24	30		7	429
FOP	51	30		15	919
FST	119	55		65	3,981
TOTALS	2,060			1,953	119,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,953	118.1250	100.41	196,101	1986	1986	0	0	0	39.00	61.00

1 DUPLEX 0% - 2023 Heated Area: 1866 HX Base Yr



584 SE PERRY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	358,866
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	25,375
TOTAL MARKET VALUE	386,241
SOH/AGL Deduction	0
ASSESSED VALUE	386,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	386,241
TOTAL JUST VALUE	386,241
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	392,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000269	ADDN SFR	15	08/08/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/609	4/18/2022	QC	U	I	11	219,400
GRANTOR: LOWER LOWNDES INC						
GRANTEE: MHPJR LLC						
1167/2685	2/24/2009	WD	Q	I	01	298,000
GRANTOR: LINDA K WILLINGHAM						
GRANTEE: LOWER LOWNDES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= N3 FST= N7 W17 S7 E17$ W17 S3 E17$ W9 BAS= W35 S27 E31 FOP= E8 N3W8 S3$ N3 E4 N24$ S24 E4 S3 E31 N27$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0800	C	MULTI-FAM	0		RMF-1	0.00	0.00	36,250.00	SF		1.00	1.00	0.70	1.00	0.70	25,375							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.83 Total Land Value: 25,375 Market: 0 Agricultural: 0 Common: 25,375 PRINTED 10/03/2025 BY SYS

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Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

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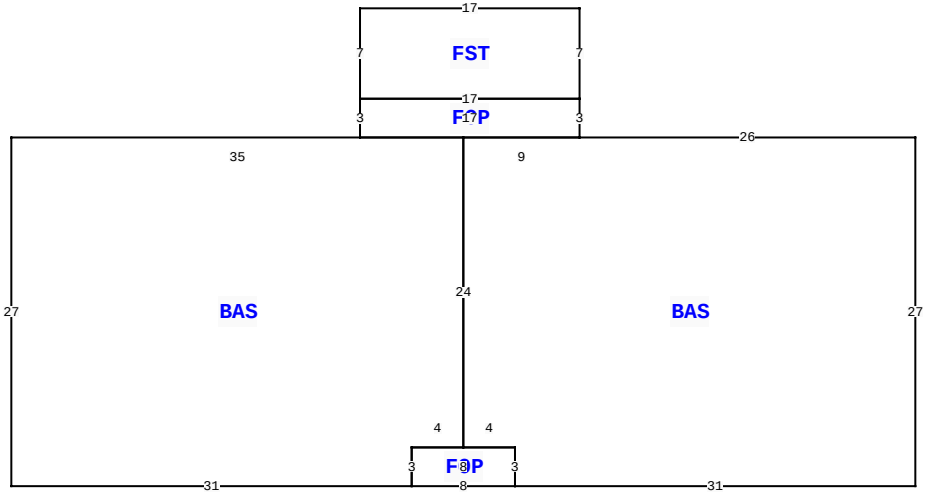
2 DUPLEX 0% - 2023 Heated Area: 1866 HX Base Yr



584 SE PERRY AVE, LAKE CITY

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	392,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.83 Total Land Value: 25,375 Market: 0 Agricultural: 0 Common: 25,375 PRINTED 10/03/2025 BY SYS

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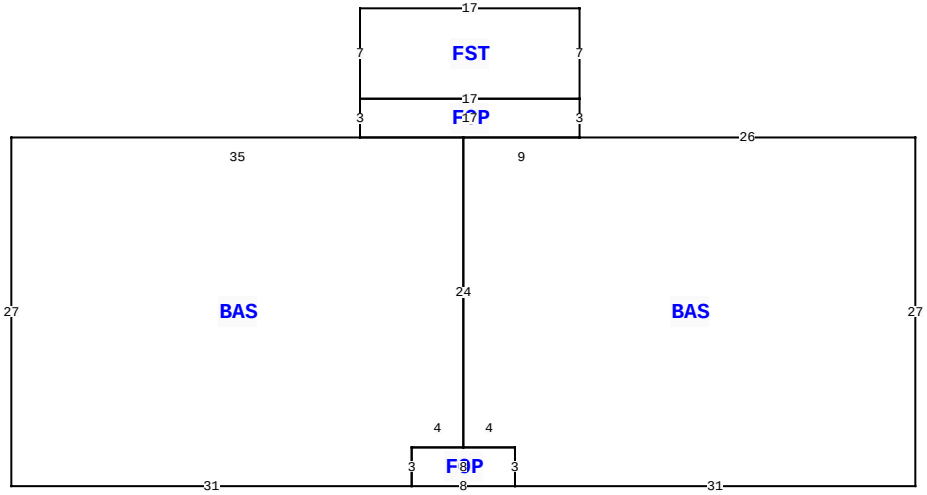

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