PART OF LOT 25 ROLLING HILLS S/D
COMM SE COR OF SEC, RUN W 210 FT
392.53 FT, S 85 DEG W 1196.60 FT

SEVENTY PROPERTIES, INC
7273 GA HIGHWAY 202
THOMASVILLE, GA 31757

2026

02-6S-17-09553-044

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02

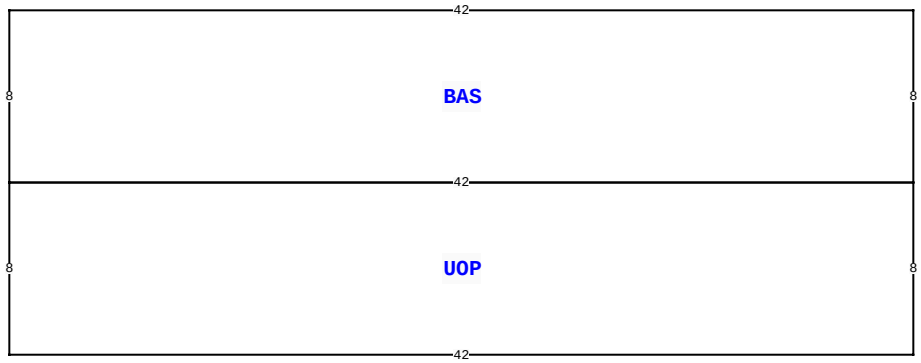
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2617.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	5,203
UOP	336	25		84	1,301
TOTALS	672			420	6,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	420	64.5150	38.71	16,258	1952	1952	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 336 HX Base Yr



1181 SE OCTOBER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	6,503
TOTAL MARKET OB/XF VALUE	7,150
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	27,653
SOH/AGL Deduction	2,965
ASSESSED VALUE	24,688
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,688
TOTAL JUST VALUE	27,653
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,653

SALE:3:1: 1 AC. $.55 STAMP
SALE:2:1: CREATING AN ESTATE BY THE ENTIRETIES
XFOB:1:1: DETROIT TR'L TRAILER
SALE:1:1: 1 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/812	7/21/2025	TD	U	I	18	11,500
GRANTOR: CLERK OF COURT						
GRANTEE: SEVENTY PROPERTIES,						
1545/2047	7/21/2025	TD	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: SEVENTY PROPERTIES,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S8 UOP= S8 E42 N8 W42$ E42 N8$.

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	0296	SHED METAL	0	0	8	12	1.00	UT	300.00	300.00	50	1975	1975	3	50	150	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,150

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 09/28/2017 BY DF Total Acres: 1.00 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/19/2025 BY SYS