COMM NW COR OF SE1/4 OF NW1/4,
RUN E 648 FT FOR POB, CONT E
300 FT, S 139.86 FT, W 300 FT,

HUD PROPERTIES LLC
P O BOX 3243
VALDOSTA, GA 31604

**2026**

**06-4S-17-07997-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 0 100 |
| Stories | 2. | 2. 100 |
| Units | | 18 100 |
| Quality | 05 | 05 |

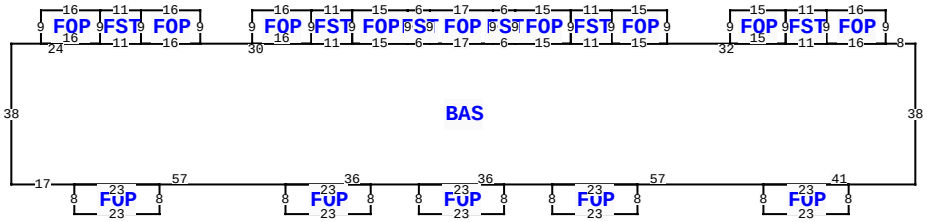
| | | | |
|---|---|---|---|
| DOR CODE | 0300 | MULTI-FAM 10+ | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6417.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 18,544 | 100 | | 18,544 | 1,322,666 |
| FOP | 135 | 30 | | 40 | 2,853 |
| FOP | 135 | 30 | | 40 | 2,853 |
| FOP | 135 | 30 | | 40 | 2,853 |
| FOP | 135 | 30 | | 40 | 2,853 |
| FOP | 144 | 30 | | 43 | 3,067 |
| FOP | 144 | 30 | | 43 | 3,067 |
| FOP | 144 | 30 | | 43 | 3,067 |
| FOP | 144 | 30 | | 43 | 3,067 |
| FOP | 153 | 30 | | 46 | 3,281 |
| TOTALS | 21,237 | | | 19,473 | 1,388,928 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2500 | 03 | 19,473 | 108.8640 | 78.38 | 1,526,294 | 2016 | 2016 | 0 | 0 | 0 | 9.00 | 91.00 |

2 M/FAM ROW 0% - 0 Heated Area: 18544 HX Base Yr




** This building has 21 Sub-Areas

1091 SW GRANDVIEW ST, 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 | 1,388,928 |
| TOTAL MARKET OB/XF VALUE | 24,730 |
| TOTAL LAND VALUE - MARKET | 38,190 |
| TOTAL MARKET VALUE | 1,451,848 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,451,848 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,451,848 |
| TOTAL JUST VALUE | 1,451,848 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,467,110 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 15-1123 | MULTIFAM | 0 | 12/22/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1338/1598 | 5/24/2017 | QC | U | I | 11 | 100 |
| GRANTOR: HUD PROPERTIES II LLC | | | | | | |
| GRANTEE: HUD PROPERTIES LLC | | | | | | |
| 1284/1165 | 10/30/2014 | WD | U | I | 30 | 100 |
| GRANTOR: HUD PROPERTIES LLC | | | | | | |
| GRANTEE: HUD PROPERTIES II L | | | | | | |

## BUILDING NOTES

## 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 | 0260 | PAVEMENT-A | 0 | 0 | 64 | 272 | 17,408.00 | UT | 1.30 | 1.30 | 100 | 2016 | 2016 | 3 | 100 | 22,630 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 5 | 210 | 1,050.00 | UT | 2.00 | 2.00 | 100 | 2016 | 2016 | 3 | 100 | 2,100 | |

## BUILDING DIMENSIONS

BAS=[MULTIPLIER=2;ORIG=0,0] W8 W16 W11 W32 W15 W11 W15 W6 W17
W6 W15 W11 W30 W16 W11 W24 S38 E17 E57 E36 E36 E57 E41 N38 $
FOP=[ORIG=-227,38] S8 E23 N8 W23 $
FOP=[ORIG=-170,38] S8 E23 N8 W23 $
FOP=[ORIG=-134,38] S8 E23 N8 W23 $
FOP=[ORIG=-98,38] S8 E23 N8 W23 $
FOP=[ORIG=-41,38] S8 E23 N8 W23 $
FOP=[ORIG=-114,0] N9 W17 S9 E17 $
FOP=[ORIG=-8,0] N9 W16 S9 E16 $
FOP=[ORIG=-163,0] N9 W16 S9 E16 $
FOP=[ORIG=-193,0] N9 W16 S9 E16 $
FOP=[ORIG=-220,0] N9 W16 S9 E16 $

## LAND DESCRIPTION

TOTAL OB/XF 24,730

| 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 | 0300 | C | MULTI-FAM | 0 | | RSF/MF | 300.00 | 134.00 | 40,200.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 38,190 | | | | | | | |

REVIEW DATE 09/19/2016 BY DF Total Acres: 0.92 Total Land Value: 38,190 Market: 0 Agricultural: 0 Common: 38,190 PRINTED 11/11/2025 BY SYS