COMM NW COR OF NE1/4 OF NW1/4, R
R/W SUMMERS RD, E ALONG R/W 25.0
R/W SUMMERS RD FOR POB, CONT E 5

LAKE CITY VILLAGE LTD
3111 PACES MILL RD, SUITE A-250
ATLANTA, GA 30339

2025

06-4S-17-08000-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

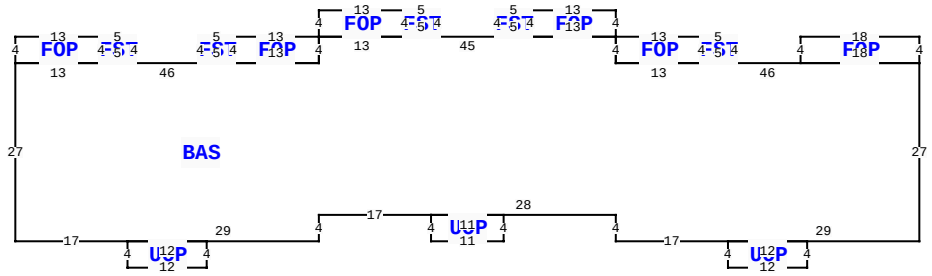
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		6 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	3,699	100		3,699	140,414
FOP	52	30		16	607
FOP	52	30		16	607
FOP	52	30		16	607
FOP	52	30		16	607
FOP	52	30		16	607
FOP	72	30		22	835
FST	20	55		11	417
FST	20	55		11	417
FST	20	55		11	417
TOTALS	4,271			3,885	147,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	3,885	94.1925	58.40	226,884	1989	1989	0	0	0	35.00	65.00

1 M/FAM LOW - 0% - 0 Heated Area: 3699 HX Base Yr



** This building has 15 Sub-Areas

1284 SW HAYGOOD LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	713,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	714,000
SOH/AGL Deduction	0
ASSESSED VALUE	714,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	714,000
TOTAL JUST VALUE	714,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	714,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2445	MAINT/ALTR	825	11/16/2011
2386	MAINT/ALTR	150	11/02/2011
1313	MAINT/ALTR	75	06/03/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0654/0385	6/10/1988	WD	U	V		70,000
GRANTOR: HAYGOOD SUMMERS						
GRANTEE: LAKE CITY VILLAGE						
0654/0009	6/06/1988	WD	U	I		13,300
GRANTOR: JIMMISON FRANKLIN H						
GRANTEE: LAKE CITY VILLAGE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N4 W18 S4 E18$ BAS= W46FOP= N4 E13 FST= S4 E5 N4 W5$ S4 W13$ N4 FOP= N4 W13 FST= S4 W5 N4 E5$ S4 E13$ W45FOP= N4 E13 FST= S4 E5 N4 W5$ S4 W13$ S4 FOP= N4 W13 FST= S4 W5 N4 E5$ S4 E13$ W46FOP= N4 E13 FST= S4 E5 N4 W5$ S4 W13$ S27 E17 UOP= S4 E12N4 W12$ E29 N4 E17 UOP= S4 E11 N4 W11$ E28 S4 E17 UOP= S4 E12 N4 W12$ E29 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	0260	PAVEMENT-A	0	0	0	0	34,660.00	UT	1.10	1.10	60	2002	2002	3	60	22,876	
2	0166	CONC,PAVMT	0	0	0	0	11,094.00	UT	2.00	2.00	60	2002	2002	3	60	13,313	

LAND DESCRIPTION

TOTAL OB/XF 36,189

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		*RMF-	238.00	517.00	4.01	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,300							

REVIEW DATE 09/19/2016 BY DF Total Acres: 4.01 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/06/2025 BY SYS

COMM NW COR OF NE1/4 OF NW1/4, R
R/W SUMMERS RD, E ALONG R/W 25.0
R/W SUMMERS RD FOR POB, CONT E 5

LAKE CITY VILLAGE LTD
3111 PACES MILL RD, SUITE A-250
ATLANTA, GA 30339

2025

06-4S-17-08000-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

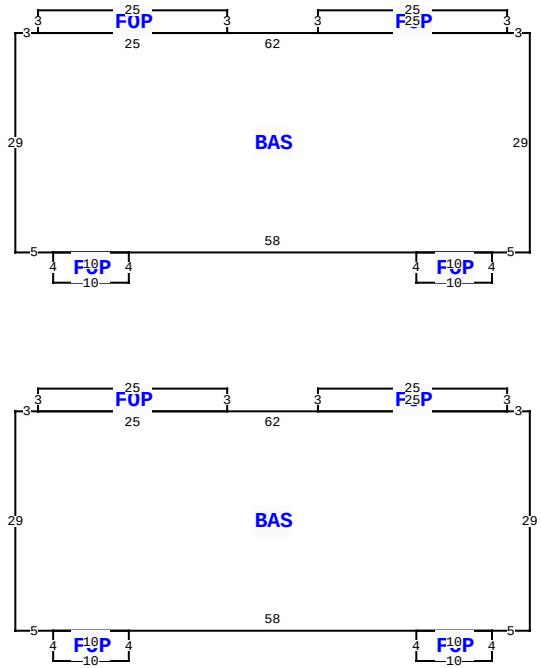
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		6 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,972	100		1,972	75,447
BAS	1,972	100		1,972	75,447
FOP	40	30		12	459
FOP	40	30		12	459
FOP	40	30		12	459
FOP	40	30		12	459
FOP	75	30		22	842
FOP	75	30		22	842
FOP	75	30		22	842
FOP	75	30		22	842
TOTALS	4,404			4,080	156,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	4,080	94.9304	58.86	240,149	1989	1989	0	0	0	35.00	65.00

2 M/FAM LOW – 0% - 0 Heated Area: 3944 HX Base Yr



1284 SW HAYGOOD LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	713,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	714,000
SOH/AGL Deduction	0
ASSESSED VALUE	714,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	714,000
TOTAL JUST VALUE	714,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	714,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0654/0385	6/10/1988	WD	U	V		70,000
GRANTOR: HAYGOOD SUMMERS						
GRANTEE: LAKE CITY VILLAGE						
0654/0009	6/06/1988	WD	U	I		13,300
GRANTOR: JIMMISON FRANKLIN H						
GRANTEE: LAKE CITY VILLAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FOP= N3 W25 S3 E25$ W62 FOP= N3 E25 S3 W25 $ W3 S29 E5 FOP= S4 E10 N4 W10$ E58 FOP= S4 W10 N4 E10 $ E5 N29$PTR=N50 BAS= W3 FOP= N3 W25 S3 E25$ W62 FOP= N3 E25 S3 W25 $ W3 S29 E5FOP= S4 E10 N4 W10$ E58 FOP= S4 W10 N4 E10 $ E5 N29$ S50$.

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

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 09/19/2016 BY DF Total Acres: 4.01 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/06/2025 BY SYS

COMM NW COR OF NE1/4 OF NW1/4, R
R/W SUMMERS RD, E ALONG R/W 25.0
R/W SUMMERS RD FOR POB, CONT E 5

LAKE CITY VILLAGE LTD
3111 PACES MILL RD, SUITE A-250
ATLANTA, GA 30339

2025

06-4S-17-08000-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

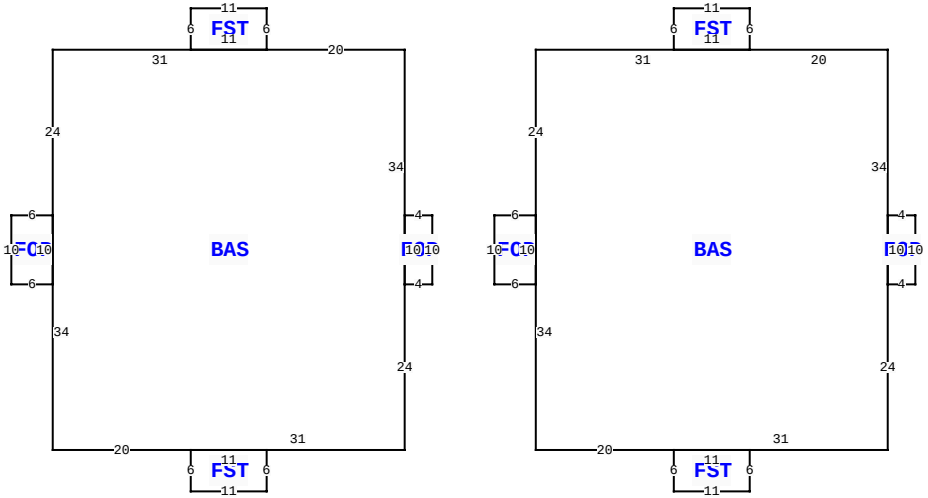
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		24 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	2,958	100		2,958	111,075
BAS	2,958	100		2,958	111,075
FOP	40	30		12	450
FOP	40	30		12	450
FOP	60	30		18	676
FOP	60	30		18	676
FST	66	55		36	1,352
FST	66	55		36	1,352
FST	66	55		36	1,352
FST	66	55		36	1,352
TOTALS	6,380			6,120	229,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	6,120	93.1816	57.77	353,552	1989	1989	0	0	0	35.00	65.00

3 M/FAM LOW – 0% - 0 Heated Area: 5916 HX Base Yr



1284 SW HAYGOOD LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	713,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	714,000
SOH/AGL Deduction	0
ASSESSED VALUE	714,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	714,000
TOTAL JUST VALUE	714,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	714,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0654/0385	6/10/1988	WD	U	V		70,000
GRANTOR: HAYGOOD SUMMERS						
GRANTEE: LAKE CITY VILLAGE						
0654/0009	6/06/1988	WD	U	I		13,300
GRANTOR: JIMMISON FRANKLIN H						
GRANTEE: LAKE CITY VILLAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FST= N6 W11 S6 E11$W31S24 FOP= W6 S10 E6 N10$ S34 E20 FST= S6 E11 N6 W11$ E31 N24 FOP= E4 N10 W4 S10$ N34$ PTR=E70 BAS= W20 FST= N6W11 S6 E11$ W31 S24 FOP= W6 S10 E6 N10$ S34 E20 FST= S6 E11 N6 W11$ E31 N24 FOP= E4 N10 W4 S10$ N34$ W70$.

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

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 09/19/2016 BY DF Total Acres: 4.01 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/06/2025 BY SYS

COMM NW COR OF NE1/4 OF NW1/4, R
R/W SUMMERS RD, E ALONG R/W 25.0
R/W SUMMERS RD FOR POB, CONT E 5

LAKE CITY VILLAGE LTD
3111 PACES MILL RD, SUITE A-250
ATLANTA, GA 30339

2025

06-4S-17-08000-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

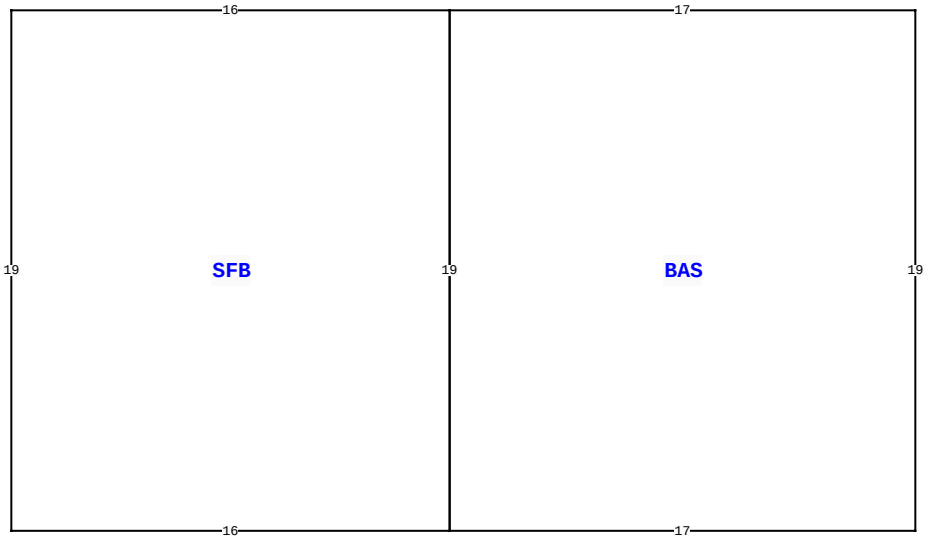
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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	323	100		323	10,787
SFB	304	80		243	8,115
TOTALS	627			566	18,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	566	90.2580	66.79	37,803	1989	1989	0	0	0	50.00	50.00

4 OFFICE LOW – 0% - 0 Heated Area: 627 HX Base Yr



1284 SW HAYGOOD LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	713,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	714,000
SOH/AGL Deduction	0
ASSESSED VALUE	714,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	714,000
TOTAL JUST VALUE	714,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	714,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0654/0385	6/10/1988	WD	U	V		70,000
GRANTOR: HAYGOOD SUMMERS						
GRANTEE: LAKE CITY VILLAGE						
0654/0009	6/06/1988	WD	U	I		13,300
GRANTOR: JIMMISON FRANKLIN H						
GRANTEE: LAKE CITY VILLAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 SFB= W16 S19 E16 N19$ S19 E17 N19$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/19/2016 BY DF Total Acres: 4.01 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 08/06/2025 BY SYS