W1/2 OF N1/2 OF S1/2 OF NE1/4 OF

486-141, 848-273,

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

2026

06-4S-17-08026-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

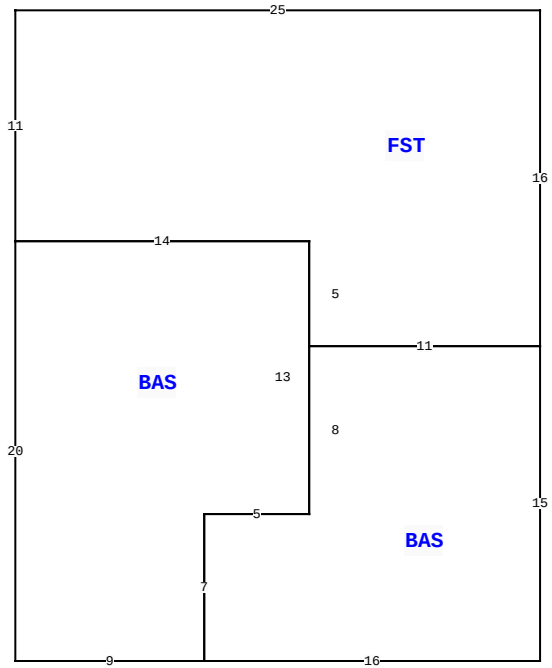
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
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	200	100		200	5,249
BAS	245	100		245	6,430
FST	330	50		165	4,331
TOTALS	775			610	16,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	610	70.9317	52.49	32,019	1983	1983	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 445 HX Base Yr



1344 SW ZESTY CIR, LAKE CITY

BLD DATE	11/19/1998	ME	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
2413	MAINT/ALTR	525	11/04/2011
1352	REMODEL	220	08/28/1998
1284	REMODEL	1,195	08/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0848/0273	10/30/1997	WD	Q	V	01	1,363,100

GRANTOR: LAKE CITY VILLAS LTD

GRANTEE: LAKE CITY VILLAS RR

BUILDING NOTES

BUILDING DIMENSIONS

FST= W25 S11 BAS= S20 E9 N7 E5 N13 W14$ E14 S5 BAS= S8 W5 S7 E16 N15 W11$ E11 N16$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	3,013	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	25,175	
3	0140	CLFENCE 6	0	0	0	0	500.00	UT	3.50	3.50	100	1998	1998	3	100	1,750	

LAND DESCRIPTION

TOTAL OB/XF 29,938

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		RSF/MB	330.00	660.00	5.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	150,000							

REVIEW DATE 09/19/2016 BY DF Total Acres: 5.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/06/2025 BY SYS

W1/2 OF N1/2 OF S1/2 OF NE1/4 OF

486-141, 848-273,

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

2026

06-4S-17-08026-000

BUILDING CHARACTERISTICS

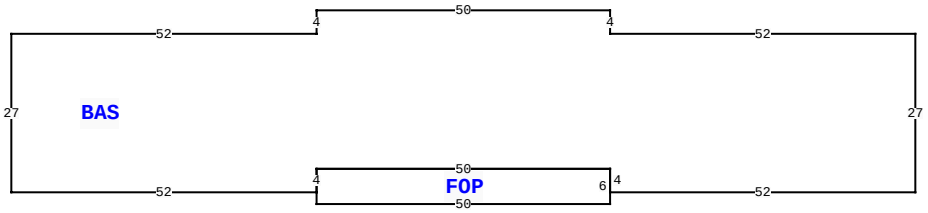
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 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	4,158	100		4,158	137,994
FOP	300	30		90	2,987
TOTALS	4,458			4,248	140,981

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	4,248	92.2865	57.22	243,071	1983	1983	0	0	0	42.00	58.00

2 M/FAM LOW 0% - 0 Heated Area: 4158 HX Base Yr



1344 SW ZESTY CIR, LAKE CITY

BLD DATE	11/19/1998	ME	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

COLUMBIA COUNTY PROPERTY

PAGE 2 of 7 1

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
0848/0273	10/30/1997	WD	Q	V	01	1,363,100

GRANTOR: LAKE CITY VILLAS LTD

GRANTEE: LAKE CITY VILLAS RR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 N4 W50 S4 W52 S27 E52 FOP= S2 E50 N6 W50 S4 $ N4 E50 S4 E52 N27$.

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: 5.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/06/2025 BY SYS

W1/2 OF N1/2 OF S1/2 OF NE1/4 OF

486-141, 848-273,

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

2026

06-4S-17-08026-000

BUILDING CHARACTERISTICS

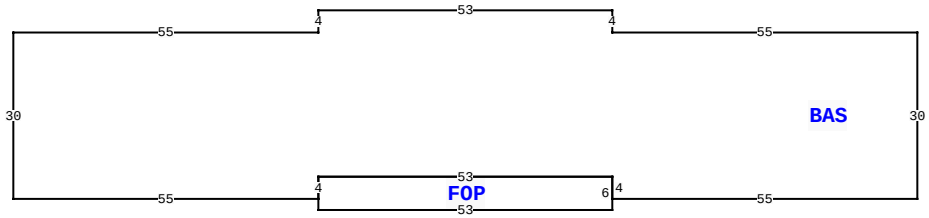
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
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	4,890	100		4,890	162,287
FOP	318	30		95	3,153
TOTALS	5,208			4,985	165,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	4,985	92.2865	57.22	285,242	1983	1983	0	0	0	42.00	58.00

3 M/FAM LOW 0% - 0 Heated Area: 4890 HX Base Yr



1344 SW ZESTY CIR, LAKE CITY

BLD DATE	11/19/1998	ME	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

COLUMBIA COUNTY PROPERTY

PAGE 3 of 7 1

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
0848/0273	10/30/1997	WD	Q	V	01	1,363,100

GRANTOR: LAKE CITY VILLAS LTD

GRANTEE: LAKE CITY VILLAS RR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 N4 W53 S4 W55 S30 E55 FOP= S2 E53 N6 W53 S4$ N4E53 S4 E55 N30$.

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: 5.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/06/2025 BY SYS

W1/2 OF N1/2 OF S1/2 OF NE1/4 OF

486-141, 848-273,

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

2026

06-4S-17-08026-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

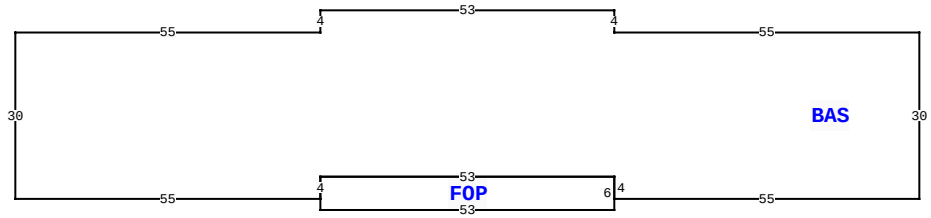
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
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	4,890	100		4,890	162,287
FOP	318	30		95	3,153
TOTALS	5,208			4,985	165,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	4,985	92.2865	57.22	285,242	1983	1983	0	0	0	42.00	58.00

4 M/FAM LOW 0% - 0 Heated Area: 4890 HX Base Yr



1344 SW ZESTY CIR, LAKE CITY

BLD DATE	11/19/1998	ME	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
0848/0273	10/30/1997	WD	Q	V	01	1,363,100

GRANTOR: LAKE CITY VILLAS LTD

GRANTEE: LAKE CITY VILLAS RR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 N4 W53 S4 W55 S30 E55 FOP= S2 E53 N6 W53 S4$ N4E53 S4 E55 N30$.

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: 5.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/06/2025 BY SYS

W1/2 OF N1/2 OF S1/2 OF NE1/4 OF

486-141, 848-273,

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

2026

06-4S-17-08026-000

BUILDING CHARACTERISTICS

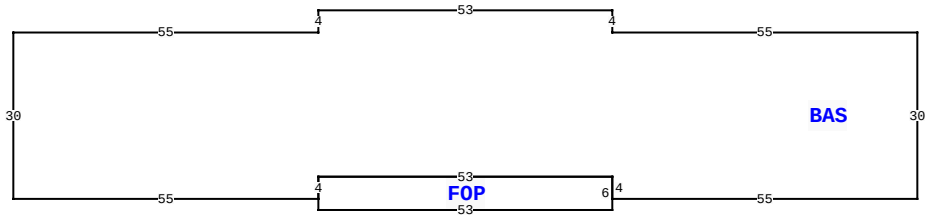
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
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	4,890	100		4,890	162,287
FOP	318	30		95	3,153
TOTALS	5,208			4,985	165,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	4,985	92.2865	57.22	285,242	1983	1983	0	0	0	42.00	58.00

5 M/FAM LOW 0% - 0 Heated Area: 4890 HX Base Yr



1344 SW ZESTY CIR, LAKE CITY

BLD DATE	11/19/1998	ME	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

COLUMBIA COUNTY PROPERTY

PAGE 5 of 7 1

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
0848/0273	10/30/1997	WD	Q	V	01	1,363,100

GRANTOR: LAKE CITY VILLAS LTD

GRANTEE: LAKE CITY VILLAS RR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 N4 W53 S4 W55 S30 E55 FOP= S2 E53 N6 W53 S4$ N4E53 S4 E55 N30$.

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: 5.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/06/2025 BY SYS

W1/2 OF N1/2 OF S1/2 OF NE1/4 OF

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ATLANTA, GA 30339

2026

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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
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Interior Floo	08	SHT VINYL 30
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Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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Story Height		0 100
RMS		0 100
Stories	1.	1. 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
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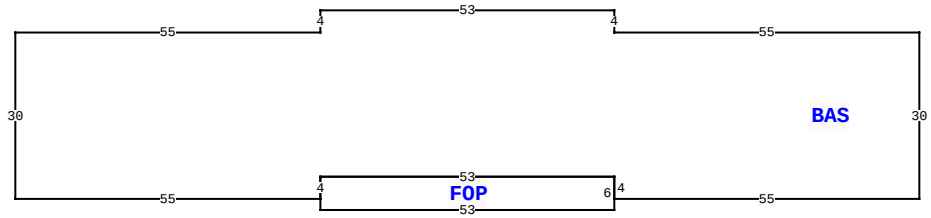
FOP	318	30		95	3,153
TOTALS	5,208			4,985	165,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	4,985	92.2865	57.22	285,242	1983	1983	0	0	0	42.00	58.00

6 M/FAM LOW 0% - 0 Heated Area: 4890 HX Base Yr



1344 SW ZESTY CIR, LAKE CITY

BLD DATE	11/19/1998	ME	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
0848/0273	10/30/1997	WD	Q	V	01	1,363,100

GRANTOR: LAKE CITY VILLAS LTD

GRANTEE: LAKE CITY VILLAS RR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 N4 W53 S4 W55 S30 E55 FOP= S2 E53 N6 W53 S4$ N4E53 S4 E55 N30$.

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: 5.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/06/2025 BY SYS

W1/2 OF N1/2 OF S1/2 OF NE1/4 OF

486-141, 848-273,

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

2026

06-4S-17-08026-000

BUILDING CHARACTERISTICS

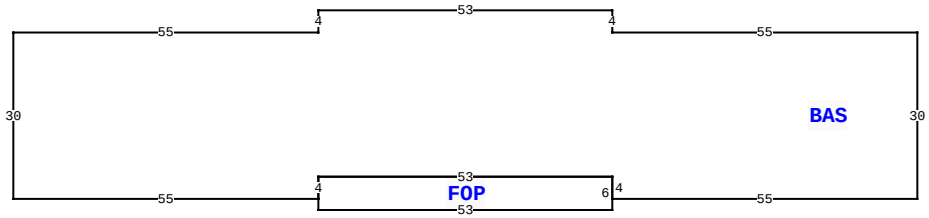
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
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	4,890	100		4,890	162,287
FOP	318	30		95	3,153
TOTALS	5,208			4,985	165,440

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	4,985	92.2865	57.22	285,242	1983	1983	0	0	0	42.00	58.00

7 M/FAM LOW 0% - 0 Heated Area: 4890 HX Base Yr



1344 SW ZESTY CIR, LAKE CITY

BLD DATE	11/19/1998	ME	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

COLUMBIA COUNTY PROPERTY

PAGE 7 of 7 1

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
0848/0273	10/30/1997	WD	Q	V	01	1,363,100

GRANTOR: LAKE CITY VILLAS LTD

GRANTEE: LAKE CITY VILLAS RR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 N4 W53 S4 W55 S30 E55 FOP= S2 E53 N6 W53 S4$ N4E53 S4 E55 N30$.

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: 5.00 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/06/2025 BY SYS