COMM SW COR OF NW1/4 OF SW1/4, N
FT FOR POB, N 150 FT, E 117 FT,
FT TO POB.

MAR-MIC DEVELOPERS LLC
P O BOX 3243
VALDOSTA, GA 31604

2026

31-3S-17-06206-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

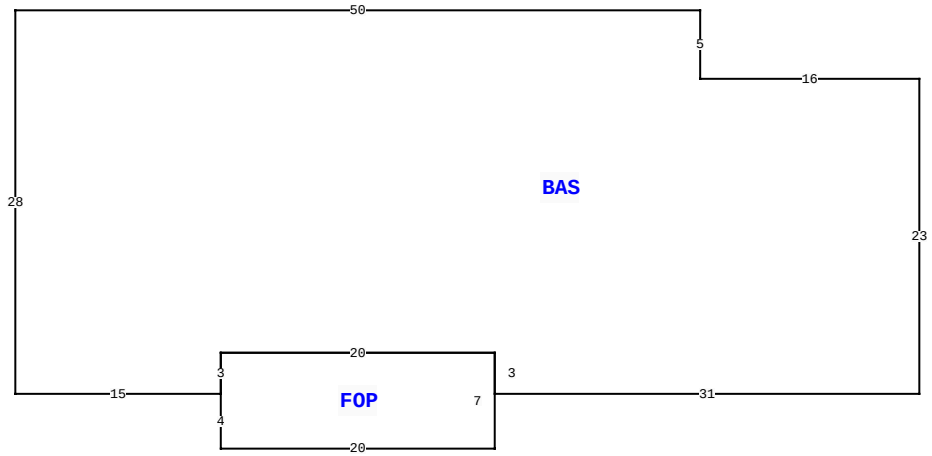
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 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	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,708	100		1,708	88,031
FOP	140	30		42	2,165
TOTALS	1,848			1,750	90,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,750	121.2750	103.08	180,390	1963	1963	0	0	0	50.00	50.00

1 DUPLEX 0% - 0 Heated Area: 1708 HX Base Yr



1431 NW WAYNE PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	90,195
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	23,693
TOTAL MARKET VALUE	114,188
SOH/AGL Deduction	0
ASSESSED VALUE	114,188
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,188
TOTAL JUST VALUE	114,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,188

LAND:1:1: 1992 DOR STUDY

BLDG:1:1: 1992 DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-403	REMODEL	0	10/23/2014
14-0361	MAINT/ALTR	0	09/30/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/2425	8/27/2014	WD	U	I	38	770,000
GRANTOR: GREENTREE TOWNHOUSES						
GRANTEE: MAR-MIC DEVELOPERS						
1071/2521	1/19/2006	WD	Q	I		1,430,000
GRANTOR: CASA VERDE INC						
GRANTEE: GREENTREE TOWNHOUSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S28 E15 FOP= S4 E20N7 W20 S3$ N3 E20 S3 E31 N23 W16 N5$.

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	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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-	250.00	136.00	17,550.01	SF		1.00	1.00	1.00	1.35	1.35	23,693							

REVIEW DATE 08/17/2016 BY DF Total Acres: 0.40 Total Land Value: 23,693 Market: 0 Agricultural: 0 Common: 23,693 PRINTED 11/17/2025 BY SYS