

COMM SW COR OF NW1/4 OF SW1/4, N
FT FOR POB, N 139.88 FT, E 417.4
FT, W 419.86 FT TO POB.

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

2026

31-3S-17-06207-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	2.	2. 100
Units		8 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0300	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	3,120	100		3,120	103,350
FUS	3,120	100		3,120	103,350

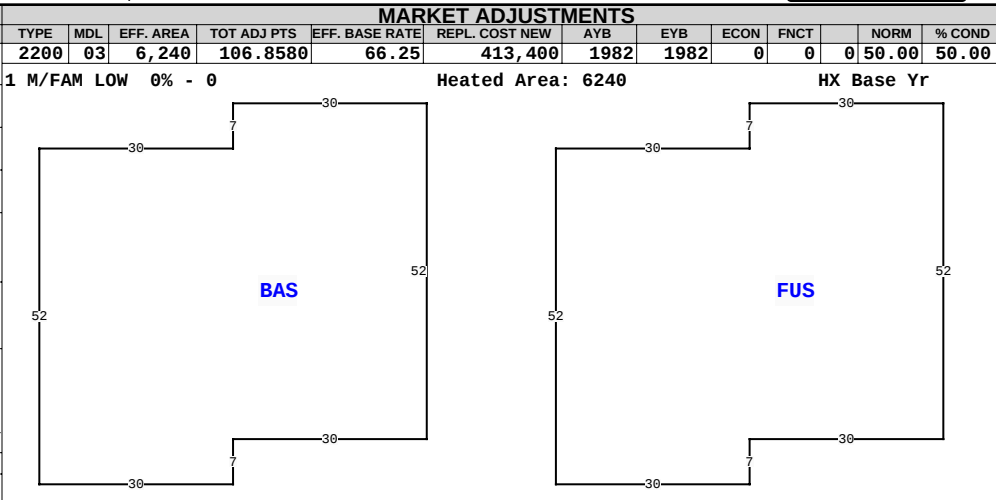
TOTALS	6,240			6,240	206,700
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EXTRA FEATURES

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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	240.00	418.00	58,520.00	SF		1.00	1.00	1.10	4.25	4.68	273,581							



1418 NW WAYNE PL, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2200	03	6,240	106.8580	66.25	413,400	1982	1982	0	0	0 50.00	50.00

COLUMBIA COUNTY PROPERTY PAGE 1 of 3 1

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		620,100
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		273,581
TOTAL MARKET VALUE		901,681
SOH/AGL Deduction		0
ASSESSED VALUE		901,681
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		901,681
TOTAL JUST VALUE		901,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		901,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/2421	8/27/2014	WD	U	I	38	486,400

GRANTOR: WAYNE MANOR LLC

GRANTEE: MAR-MIC DEVELOPERS

1080/0617	3/31/2006	WD	Q	I		1,032,000
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GRANTOR: RODNEY D MCGALLIARD

GRANTEE: WAYNE MANOR LLC

BUILDING NOTES

BUILDING DIMENSIONS	
BAS= W30 S7 W30 S52 E30 N7 E30 N52\$ PTR=E20 S7 FUS= E30 N7 E30S52 W30 S7 W30 N52\$ W20 N7\$.	

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