COMM SW COR OF NW1/4 OF SW1/4, N FT FOR POB, N 309.77 FT, E 406.4 103.68 FT, SW 43 DEG 26.47 FT, W

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

2026

31-3S-17-06212-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

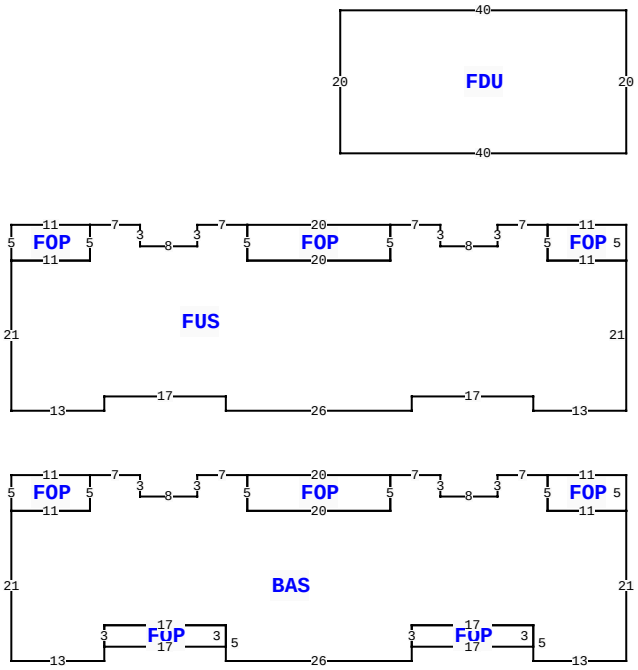
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		4 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,808	100		1,808	60,170
FDU	800	60		480	15,975
FOP	522	30		157	5,225
FUS	1,910	100		1,910	63,565
TOTALS	5,040			4,355	144,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	4,355	92.4426	66.56	289,869	1977	1977	0	0	0	50.00	50.00

1 M/FAM ROW 0% - 0 Heated Area: 3718 HX Base Yr



1459 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	1,157,066
TOTAL MARKET OB/XF VALUE	9,500
TOTAL LAND VALUE - MARKET	429,501
TOTAL MARKET VALUE	1,596,067
SOH/AGL Deduction	0
ASSESSED VALUE	1,596,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,596,067
TOTAL JUST VALUE	1,596,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,596,067

BLDG:6:1: 4 BLDG

BLDG:5:1: 2 BLDG

SALE:3:1: CERTIFICATE OF TITLE

BLDG:3:1: 1 BLDG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047801	Electrical Servic	0	08/01/2023
000046012	Remodel	5,000	12/01/2022
14-0403	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

FOP= N5 W11 S5 E11$ BAS= W11N5 W7 S3 W8 N3 W7 FOP= W20 S5E20 N5$ S5 W20 N5 W7 S3 W8 N3 W7 FOP= W11 S5 E11 N5$ S5 W11S21 E13N2 FOP= E17 N3 W17 S3$ N3 E17 S5 E26 N2 FOP= E17 N3 W17 S3$ N3 E17 S5 E13 N21$ PTR=N35 FOP= N5 W11 S5 E11$ FUS= W11 N5 W7 S3 W8 N3 W7 FOP= W20 S5 E20 N5$ S5 W20 N5W7 S3 W8 N3 W7 FOP= W11 S5 E11 N5$ S5 W11 S21 E13 N2 E17 S2 E26 N2 E17 S2 E13 N21$ S35$PTR=N50 FDU= N20 W40 S20 E40$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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 9,500

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		*RMF-3	310.00	326.00	101,059.00	SF		1.00	1.00	1.00	4.25	4.25	429,501							

REVIEW DATE 08/16/2023 BY mark Total Acres: 2.32 Total Land Value: 429,501 Market: 0 Agricultural: 0 Common: 429,501 PRINTED 11/18/2025 BY SYS

COMM SW COR OF NW1/4 OF SW1/4, N
FT FOR POB, N 309.77 FT, E 406.4
103.68 FT, SW 43 DEG 26.47 FT, W

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

2026

31-3S-17-06212-000

BUILDING CHARACTERISTICS

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Roof Cover	03	COMP SHNGL 100
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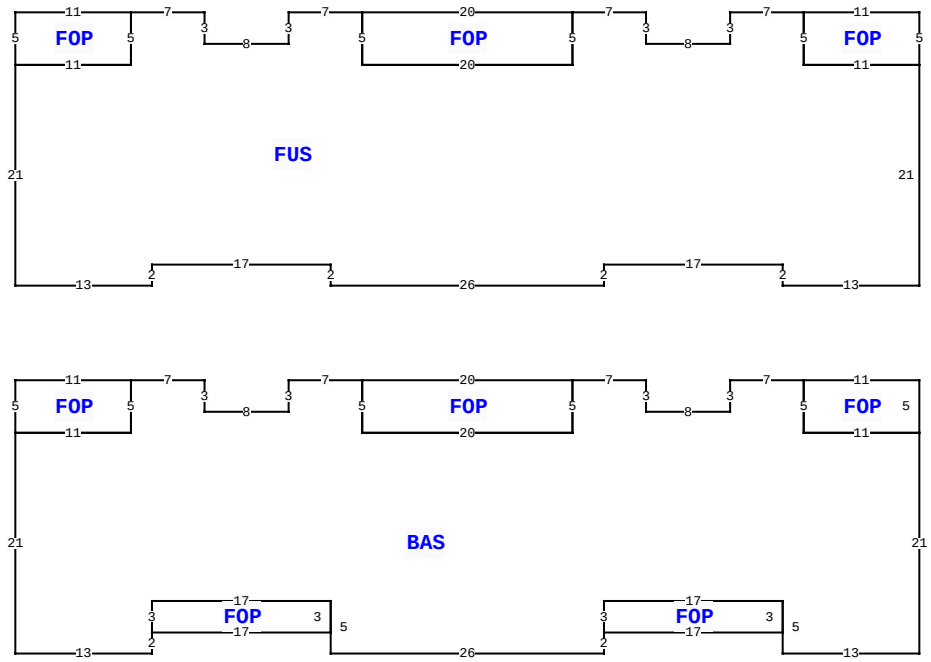
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		4 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR 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	1,808	100		1,808	60,758
FOP	522	30		157	5,276
FUS	1,910	100		1,910	64,186
TOTALS	4,240			3,875	130,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	3,875	93.3489	67.21	260,439	1977	1977	0	0	0	50.00	50.00

2 M/FAM ROW 0% - 0 Heated Area: 3718 HX Base Yr



1459 NW WAYNE PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 5 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,157,066
TOTAL MARKET OB/XF VALUE	9,500
TOTAL LAND VALUE - MARKET	429,501
TOTAL MARKET VALUE	1,596,067
SOH/AGL Deduction	0
ASSESSED VALUE	1,596,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,596,067
TOTAL JUST VALUE	1,596,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,596,067

SALE:2:1: SPECIAL WARRANTY DEED

LAND:1:1: ADJ3;SIZE 2.32 ACS..

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

FOP= N5 W11 S5 E11$ BAS= W11N5W7S3W8N3W7 FOP= W20 S5 E20 N5$ S5 W20 N5 W7 S3 W8 N3 W7 FOP= W11 S5 E11 N5$ S5 W11 S21 E13 N2 FOP= E17 N3 W17 S3$ N3 E17 S5 E26 N2 FOP= E17N3 W17 S3 $ N3 E17 S5 E13 N21$ PTR=N35 FOP= N5W11 S5 E11$ FUS= W11 N5 W7 S3 W8 N3 W7 FOP= W20 S5 E20 N5$ S5 W20 N5W7 S3 W8 N3 W7 FOP= W11 S5 E11 N5 $ S5 W11 S21 E13 N2 E17 S2 E26 N2 E17 S2 E13 N21$ S35$.

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 08/16/2023 BY mark Total Acres: 2.32 Total Land Value: 429,501 Market: 0 Agricultural: 0 Common: 429,501 PRINTED 11/18/2025 BY SYS

COMM SW COR OF NW1/4 OF SW1/4, N
FT FOR POB, N 309.77 FT, E 406.4
103.68 FT, SW 43 DEG 26.47 FT, W

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

2026

31-3S-17-06212-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	16	WD FR STUC 20
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Roof Cover	03	COMP SHNGL 100
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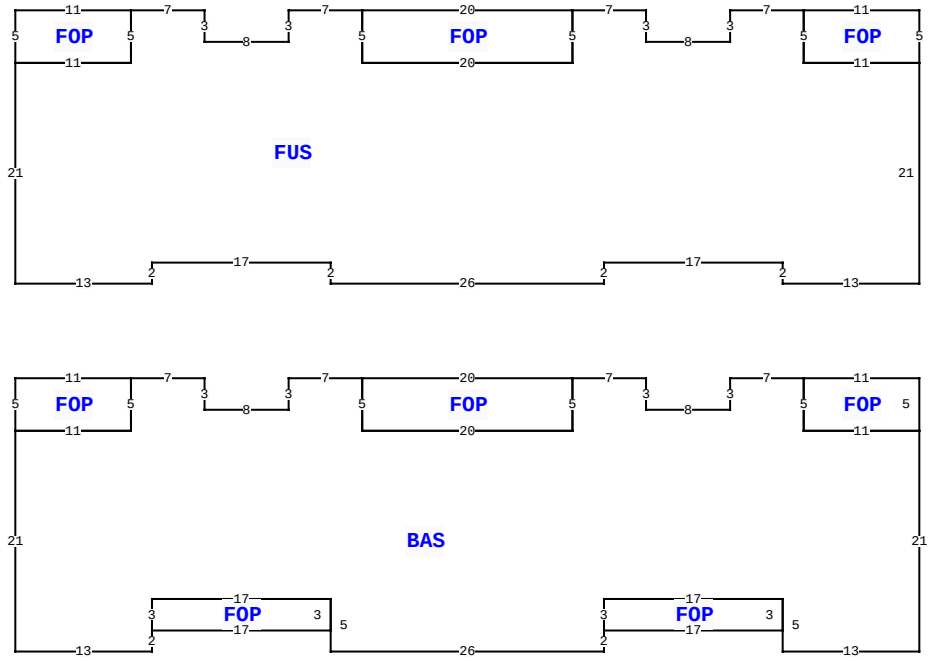
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		4 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0300	MULTI-FAM 10+
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	1,808	100		1,808	61,337
FOP	522	30		157	5,326
FUS	1,910	100		1,910	64,797
TOTALS	4,240			3,875	131,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	3,875	94.2296	67.85	262,919	1977	1977	0	0	0	50.00	50.00

3 M/FAM ROW 0% - 0 Heated Area: 3718 HX Base Yr



1459 NW WAYNE PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 5 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
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ASSESSED VALUE	1,596,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,596,067
TOTAL JUST VALUE	1,596,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,596,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

FOP= N5 W11 S5 E11$ BAS= W11N5 W7 S3 W8 N3 W7 FOP= W20 S5E20 N5$ S5 W20 N5 W7 S3 W8 N3 W7 FOP= W11 S5 E11 N5$ S5 W11S21 E13 N2 FOP= E17 N3 W17 S3$ N3 E17 S5 E26 N2 FOP= E17 N3 W17 S3$ N3 E17 S5 E13 N21$ PTR=N35 FOP= N5 W11 S5 E11$ FUS= W11 N5 W7 S3 W8 N3 W7 FOP= W20 S5 E20 N5$ S5 W20 N5W7 S3 W8 N3 W7 FOP= W11 S5 E11 N5$ S5 W11 S21 E13 N2 E17 S2 E26 N2 E17 S2 E13 N21$ S35$.

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 08/16/2023 BY mark Total Acres: 2.32 Total Land Value: 429,501 Market: 0 Agricultural: 0 Common: 429,501 PRINTED 11/18/2025 BY SYS

COMM SW COR OF NW1/4 OF SW1/4, N
FT FOR POB, N 309.77 FT, E 406.4
103.68 FT, SW 43 DEG 26.47 FT, W

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

2026

31-3S-17-06212-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		8 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	3,616	100		3,616	119,166
FOP	1,044	30		313	10,315
FUS	3,820	100		3,820	125,888
TOTALS	8,480			7,749	255,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	7,749	91.5363	65.91	510,737	1977	1977	0	0	0	50.00	50.00

5 M/FAM ROW 0% - 0 Heated Area: 7436 HX Base Yr
Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.

1459 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	1,157,066
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SOH/AGL Deduction	0
ASSESSED VALUE	1,596,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,596,067
TOTAL JUST VALUE	1,596,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,596,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

NULL

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 08/16/2023 BY mark Total Acres: 2.32 Total Land Value: 429,501 Market: 0 Agricultural: 0 Common: 429,501 PRINTED 11/18/2025 BY SYS

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FT FOR POB, N 309.77 FT, E 406.4
103.68 FT, SW 43 DEG 26.47 FT, W

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COLUMBIA COUNTY PROPERTY

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Exterior Wall	16	WD FR STUC 20
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Interior Floo	08	SHT VINYL 20
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Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		16 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	7,232	100		7,232	231,026
FOP	2,088	30		626	19,998
FUS	7,640	100		7,640	244,060
TOTALS	16,960			15,498	495,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	15,498	88.7404	63.89	990,167	1977	1977	0	0	0	50.00	50.00

6 M/FAM ROW 0% - 0 Heated Area: 14872 HX Base Yr

1459 NW WAYNE PL, LAKE CITY

BLD DATE		LGL DATE	
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VALUATION SUMMARY

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BASE TAXABLE VALUE	1,596,067
TOTAL JUST VALUE	1,596,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,596,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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= 7232$ FUS= 7640$ FOP= 2088$.

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 08/16/2023 BY mark Total Acres: 2.32 Total Land Value: 429,501 Market: 0 Agricultural: 0 Common: 429,501 PRINTED 11/18/2025 BY SYS