

S DIV: BEG SW COR OF NW1/4 OF SE
 FT, E 699.19 FT TO W R/W MCFARLA
 R/W 377.43 FT, W 856.11 FT, N 33

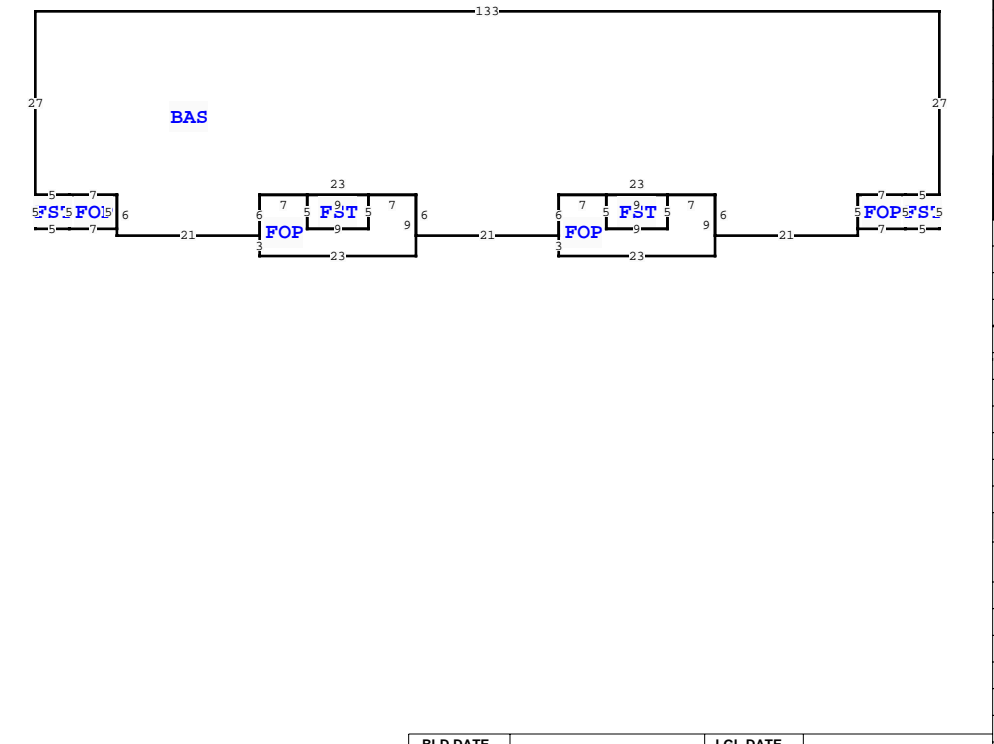
THORNWOOD TERRACE OF L C LTD
 3111 PACES MILL RD, SUITE 1-250
 ALANTA, GA 30339

2026

00-00-00-13979-001

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 Floor	14	CARPET 70
Interior Floor	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2200	03	4,165	92.2865	58.14	242,153	2001	2001	0	0	24.00	76.00		



Quality		03 03			
DOR CODE		0300 MULTI-FAM 10+			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC		870317.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,969	100		3,969	175,376
FOP	35	30		10	442
FOP	35	30		10	442
FOP	162	30		49	2,165
FOP	162	30		49	2,165
FST	25	55		14	619
FST	25	55		14	619
FST	45	55		25	1,105
FST	45	55		25	1,105
TOTALS	4,503			4,165	184,036

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	0169	FENCE/WOOD	0	0	0	174.00	UT	6.00	6.00	100	2001	2001	3	100	1,044	
2	0040	BARN, POLE	0	0	24	336.00	UT	9.00	9.00	100	2001	2001	3	100	3,024	
3	0040	BARN, POLE	0	0	30	420.00	UT	9.00	9.00	100	2001	2001	3	100	3,780	
4	0253	LIGHTING	0	0	0	7.00	UT	1,000.00	1,000.00	100	2001	2001	3	100	7,000	
5	0166	CONC, PAVMT	0	0	0	8,996.00	UT	1.50	1.50	100	2001	2001	3	100	13,494	
6	0260	PAVEMENT-A	0	0	0	38,000.00	UT	0.90	0.90	100	2001	2001	3	100	34,200	
7	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

TOTAL OB/XF														63,742										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		*RSF-	130.00	766.00	5.80	AC		1.00	1.00	1.00	32,000.00	32,000.00	185,600							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 6	1
VALUATION SUMMARY				RECONCILE	
VALUATION BY		Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE				579,900	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				100	
TOTAL MARKET VALUE				580,000	
SOH/AGL Deduction				0	
ASSESSED VALUE				580,000	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				580,000	
TOTAL JUST VALUE				580,000	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				580,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006	MULTIFAM	420	01/30/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0853/1549	2/16/1998	WD	Q	V		200,000
GRANTOR: RONNIE DAVIS						
GRANTEE: THORNWOOD TERRACE O						
0682/0404	4/19/1989	WD	Q	V		300,000
GRANTOR: ROSSI RICHARD						
GRANTEE: DAVIS RONNIE						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/14/2026	MLU

BUILDING NOTES	
BAS= W133 S27 FST= S5 E5 N5 W5\$ E5 FOP= S5 E7 N5 W7\$ E7 S6 E21 FOP= S3 E23 N9 W7 FST= W9 S5 E9 N5\$ S5 W9 N5 W7 S6\$ N6 E23 S6 E21 N1 FOP= E7 N5 W7 S5\$ N5 E7 FST= S5 E5 N5 W5\$ E5 N27 \$.	

BUILDING DIMENSIONS	
BAS= W133 S27 FST= S5 E5 N5 W5\$ E5 FOP= S5 E7 N5 W7\$ E7 S6 E21 FOP= S3 E23 N9 W7 FST= W9 S5 E9 N5\$ S5 W9 N5 W7 S6\$ N6 E23 S6 E21 N1 FOP= E7 N5 W7 S5\$ N5 E7 FST= S5 E5 N5 W5\$ E5 N27 \$.	

S DIV: BEG SW COR OF NW1/4 OF SE
 FT, E 699.19 FT TO W R/W MCFARLA
 R/W 377.43 FT, W 856.11 FT, N 33

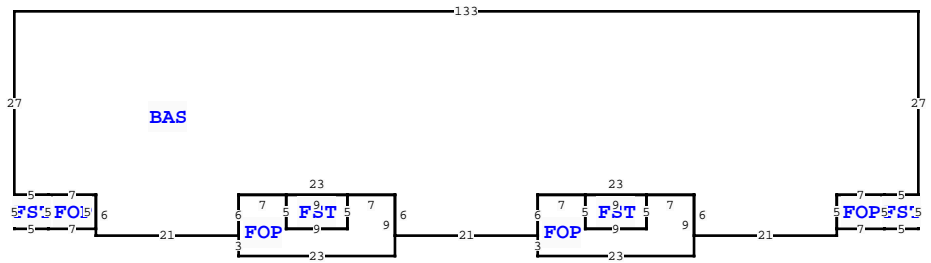
THORNWOOD TERRACE OF L C LTD
 3111 PACES MILL RD, SUITE 1-250
 ALANTA, GA 30339

2026

00-00-00-13979-001

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 Floor	14	CARPET 70
Interior Floor	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Story Height	8	8 100
RMS	0	0 100
Stories	1.	1. 100
Units	6	6 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	M/FAM LOW	0% - 0										Heated Area: 3969 HX Base Yr	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,969	100		3,969	175,376
FOP	35	30		10	442
FOP	35	30		10	442
FOP	162	30		49	2,165
FOP	162	30		49	2,165
FST	25	55		14	619
FST	25	55		14	619
FST	45	55		25	1,105
FST	45	55		25	1,105
TOTALS	4,503			4,165	184,036

905 SW THORNWOOD CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
INC DATE		AG DATE	MLU

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
EXTRA FEATURES																
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
LAND DESCRIPTION																								

COLUMBIA COUNTY PROPERTY				PAGE 2 of 6	1
VALUATION SUMMARY				RECONCILE	
VALUATION BY				Tax Group: 1	
BUILDING MARKET VALUE				579,900	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				100	
TOTAL MARKET VALUE				580,000	
SOH/AGL Deduction				0	
ASSESSED VALUE				580,000	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				580,000	
TOTAL JUST VALUE				580,000	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				580,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0853/1549	2/16/1998	WD	Q	V		200,000
GRANTOR: RONNIE DAVIS						
GRANTEE: THORNWOOD TERRACE O						
0682/0404	4/19/1989	WD	Q	V		300,000
GRANTOR: ROSSI RICHARD						
GRANTEE: DAVIS RONNIE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W133 S27 FST= S5 E5 N5 W5\$ E5 FOP= S5 E7 N5 W7\$ E7 S6 E21 FOP= S3 E23 N9 W7 FST= W9 S5 E9 N5\$ S5 W9 N5 W7 S6\$ N6 E23 S6 E21 FOP= S3 E23 N9 W7 FST= W9 S5 E9 N5\$ S5 W9 N5 W7 S6\$ N6 E23 S6 E21 N1 FOP= E7 N5 W7 S5\$ N5 E7 FST= S5 E5 N5 W5\$ E5 N27 \$.	

S DIV: BEG SW COR OF NW1/4 OF SE FT, E 699.19 FT TO W R/W MCFARLA R/W 377.43 FT, W 856.11 FT, N 33

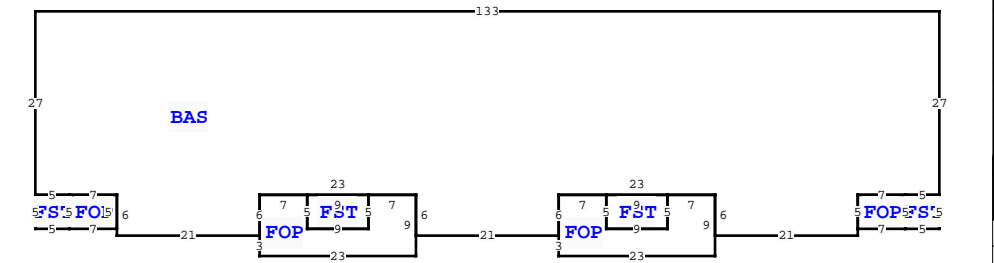
THORNWOOD TERRACE OF L C LTD
3111 PACES MILL RD, SUITE 1-250
ALANTA, GA 30339

2026

00-00-00-13979-001

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Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Story Height	8	8 100
RMS	0	0 100
Stories	1.	1. 100
Units	6	6 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2200	03	4,165	92.2865	58.14	242,153	2001	2001	0	0	24.00	76.00	



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 3 of 6

VALUATION BY		RECONCILE
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		579,900
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		100
TOTAL MARKET VALUE		580,000
SOH/AGL Deduction		0
ASSESSED VALUE		580,000
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		580,000
TOTAL JUST VALUE		580,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,000

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,969	100		3,969	175,376
FOP	35	30		10	442
FOP	35	30		10	442
FOP	162	30		49	2,165
FOP	162	30		49	2,165
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FST	45	55		25	1,105
FST	45	55		25	1,105
TOTALS	4,503			4,165	184,036

905 SW THORNWOOD CIR, LAKE CITY

BLD DATE	LGL DATE	05/14/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W133 S27 FST= S5 E5 N5 W5\$ E5 FOP= S5 E7 N5 W7\$ E7 S6 E21 FOP= S3 E23 N9 W7 FST= W9 S5 E9 N5\$ S5 W9 N5 W7 S6\$ N6 E23 S6 E21 FOP= S3 E23 N9 W7 FST= W9 S5 E9 N5\$ S5 W9 N5 W7 S6\$ N6 E23 S6 E21 N1 FOP= E7 N5 W7 S5\$ N5 E7 FST= S5 E5 N5 W5\$ E5 N27 \$.

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

S DIV: BEG SW COR OF NW1/4 OF SE
 FT, E 699.19 FT TO W R/W MCFARLA
 R/W 377.43 FT, W 856.11 FT, N 33

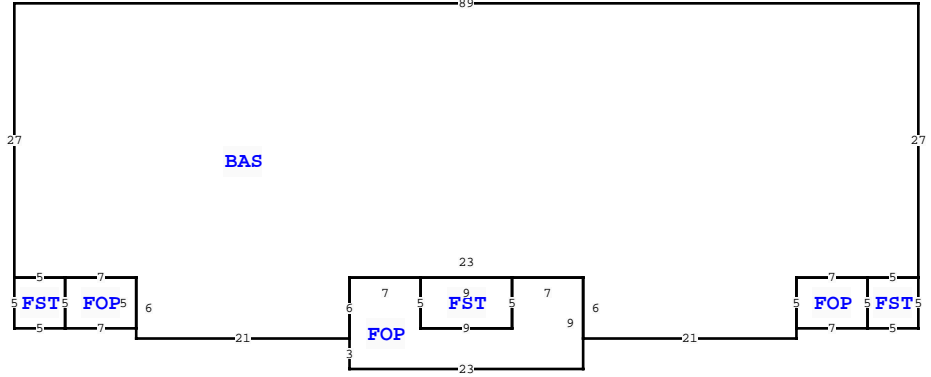
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 ALANTA, GA 30339

2026

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BUILDING CHARACTERISTICS	
ELEMENT	CD
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Roof Structur	03 GABLE/HIP 100
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Interior Floor	14 CARPET 70
Interior Floor	07 CORK/VTILE 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	4 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	03 03
DOR CODE	0300MULTI-FAM 10+
MAP NUM	MKT AREA 06

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2200	03	2,777	94.0961	59.28	164,621	2001	2001	0	0	24.00	76.00	
5 M/FAM LOW 0% - 0 Heated Area: 2655 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,655	100		2,655	119,615
FOP	35	30		10	451
FOP	35	30		10	451
FOP	162	30		49	2,208
FST	25	55		14	631
FST	25	55		14	631
FST	45	55		25	1,126
TOTALS	2,982			2,777	125,112

905 SW THORNWOOD CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
INC DATE		AG DATE	MLU

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												
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	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 6
VALUATION BY	RECONCILE		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			579,900
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100
TOTAL MARKET VALUE			580,000
SOH/AGL Deduction			0
ASSESSED VALUE			580,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			580,000
TOTAL JUST VALUE			580,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			580,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: RONNIE DAVIS						
GRANTEE: THORNWOOD TERRACE O						
0682/0404	4/19/1989	WD	Q	V		300,000
GRANTOR: ROSSI RICHARD						
GRANTEE: DAVIS RONNIE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W89 S27 FST= S5 E5 N5 W5\$ E5 FOP= S5 E7 N5 W7\$ E7 S6 E21 FOP= S3 E23 N9 W7 FST= W9 S5 E9 N5\$ S5 W9 N5 W7 S6\$ N6 E23 S6 E21 N1 FOP= E7 N5 W7 S5\$ N5 E7 FST= S5 E5 N5 W5\$ E5 N27\$.

