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

2027

00-00-00-13979-001

BUILDING CHARACTERISTICS

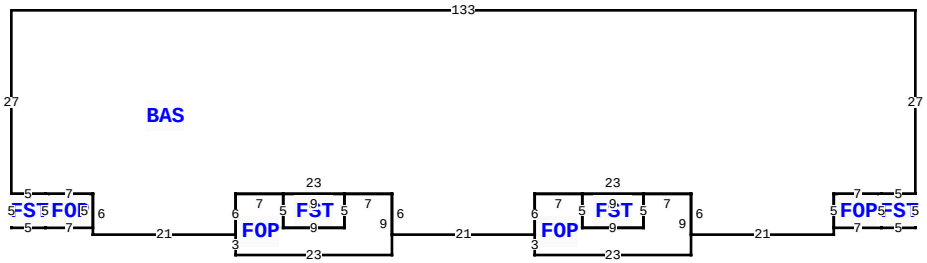
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame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

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	0	24.00	76.00

1 M/FAM LOW 0% - 0 Heated Area: 3969 HX Base Yr



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

905 SW THORNWOOD CIR, LAKE CITY

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	0169	FENCE/WOOD	0	0	0	0	174.00	UT	6.00	6.00	100	2001	2001	3	100	1,044	
2	0040	BARN,POLE	0	0	24	14	336.00	UT	9.00	9.00	100	2001	2001	3	100	3,024	
3	0040	BARN,POLE	0	0	30	14	420.00	UT	9.00	9.00	100	2001	2001	3	100	3,780	
4	0253	LIGHTING	0	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	0	8,996.00	UT	1.50	1.50	100	2001	2001	3	100	13,494	
6	0260	PAVEMENT-A	0	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	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

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
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						

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

TOTAL OB/XF 63,742

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		*RSF-3	130.00	766.00	5.80	AC		1.00	1.00	1.00	32,000.00	32,000.00	185,600							

REVIEW DATE 12/01/2021 BY ME Total Acres: 5.80 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/16/2026 BY SYS

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
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2027

00-00-00-13979-001

BUILDING CHARACTERISTICS

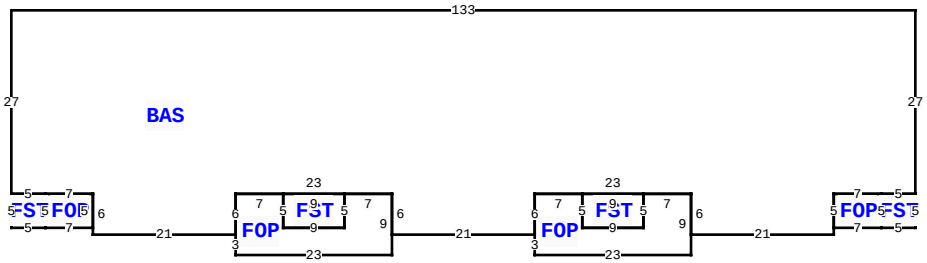
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
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Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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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	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
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FST	25	55		14	619
FST	45	55		25	1,105
FST	45	55		25	1,105
TOTALS	4,503			4,165	184,036

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	0	24.00	76.00

2 M/FAM LOW 0% - 0 Heated Area: 3969 HX Base Yr



905 SW THORNWOOD CIR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 6 1

VALUATION SUMMARY

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
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 $.

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 12/01/2021 BY ME Total Acres: 5.80 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/16/2026 BY SYS

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

2027

00-00-00-13979-001

BUILDING CHARACTERISTICS

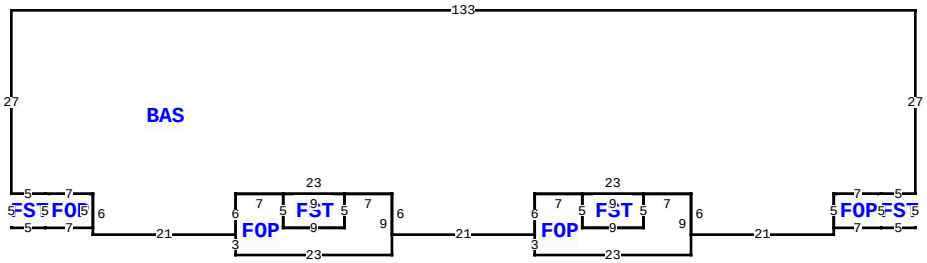
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Units		6 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

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

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	0	24.00	76.00

3 M/FAM LOW 0% - 0 Heated Area: 3969 HX Base Yr



905 SW THORNWOOD CIR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 6 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	579,900
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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

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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

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

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3111 PACES MILL RD, SUITE 1-250
ALANTA, GA 30339

2027

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BUILDING CHARACTERISTICS

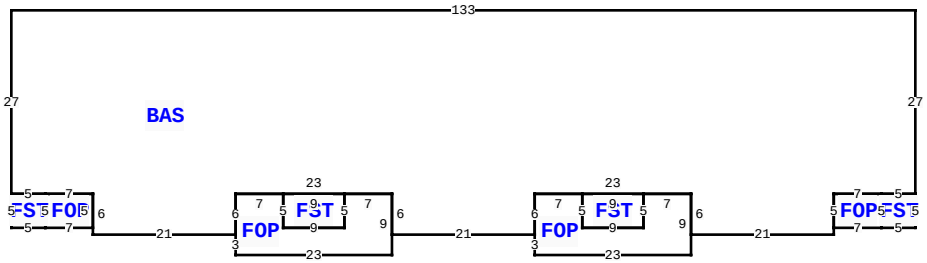
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TOTALS	4,503			4,165	184,036

MARKET ADJUSTMENTS

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2200	03	4,165	92.2865	58.14	242,153	2001	2001	0	0	0	24.00	76.00

4 M/FAM LOW 0% - 0 Heated Area: 3969 HX Base Yr



905 SW THORNWOOD CIR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 6 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
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TOTAL LAND VALUE - MARKET	100
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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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BUILDING NOTES

BUILDING DIMENSIONS

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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

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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
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BUILDING CHARACTERISTICS

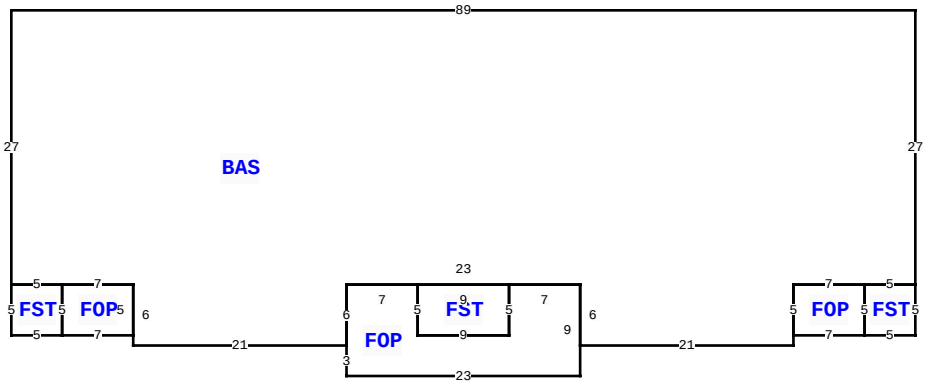
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DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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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

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	0	24.00	76.00

5 M/FAM LOW 0% - 0 Heated Area: 2655 HX Base Yr



905 SW THORNWOOD CIR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 6 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
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TOTAL JUST VALUE	580,000
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INCOME VALUE	
PREVIOUS YEAR MKT VALUE	580,000

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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$.

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 12/01/2021 BY ME Total Acres: 5.80 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/16/2026 BY SYS

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

2027

00-00-00-13979-001

BUILDING CHARACTERISTICS

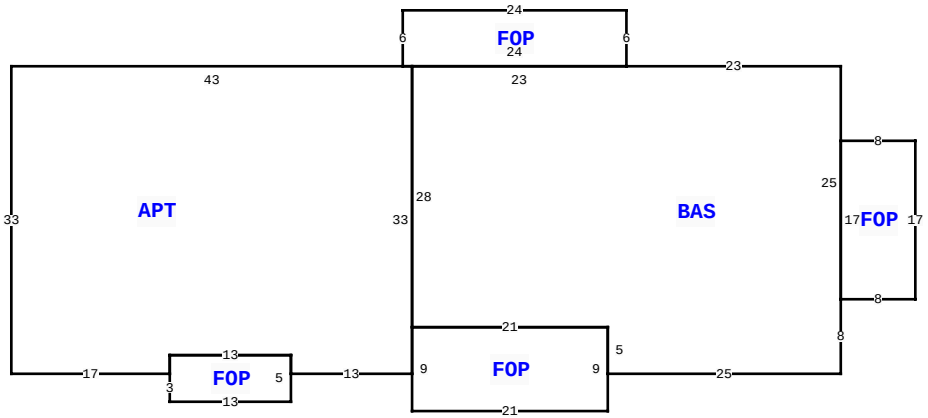
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		1 100
Condition Adj	02	02 100
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
APT	1,393	100		1,393	49,731
BAS	1,413	100		1,413	50,445
FOP	65	30		20	714
FOP	136	30		41	1,463
FOP	144	30		43	1,535
FOP	189	30		57	2,035
TOTALS	3,340			2,967	105,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,967	69.9192	51.74	153,513	2001	2001	0	0	0	31.00	69.00

6 OFFICE LOW 0% - 0 Heated Area: 2806 HX Base Yr



905 SW THORNWOOD CIR, LAKE CITY

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

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 12/01/2021 BY ME Total Acres: 5.80 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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
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= W23 FOP= N6 W24 S6 E24$ W23 APT= W43 S33 E17 FOP= S3 E13 N5 W13 S2$ N2 E13 S2 E13 N33$ S28 FOP= S9 E21 N9 W21 $ E21 S5 E25 N8 FOP= E8 N17 W8 S17$ N25$.