

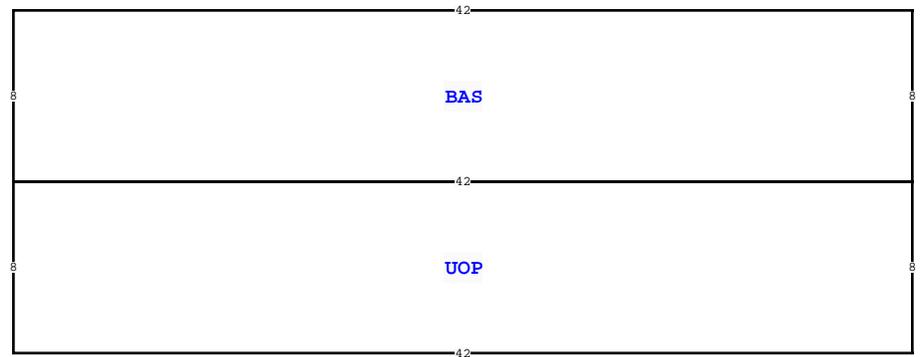
PART OF LOT 25 ROLLING HILLS S/D
 COMM SE COR OF SEC, RUN W 210 FT
 392.53 FT, S 85 DEG W 1196.60 FT

SEVENTY PROPERTIES, INC
 7273 GA HIGHWAY 202
 THOMASVILLE, GA 31757

2026

02-6S-17-09553-044


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Bedrooms		1	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	02	02	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2617.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	336	100	
UOP	336	25	
TOTALS	672		420
EXTRA FEATURES		TOT ADJ AREA	SUBAREA MARKET VALUE
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	0296	SHED METAL	0 0 8 12 1.00 UT 300.00 300.00 50 1975 1975 3 50 150
2	9945	Well/Sept	0 0 0 0 1.00 UT 7,000.00 7,000.00 100 3 100 7,000

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
0800	02	420	64.5150	40.64	17,069	1952	1952	0	0	60.00	40.00															
1 MOBILE HME 0% - 2026 Heated Area: 336 HX Base Yr																										
																										
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td>05/08/2026</td> <td>MLU</td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </table>												BLD DATE		LGL DATE	05/08/2026	MLU	XF DATE		LAND DATE			INC DATE		AG DATE		
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INC DATE		AG DATE																								

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY				Tax Group: 3 Tax Dist:		
BUILDING MARKET VALUE				6,828		
TOTAL MARKET OB/XF VALUE				7,150		
TOTAL LAND VALUE - MARKET				18,000		
TOTAL MARKET VALUE				31,978		
SOH/AGL Deduction				0		
ASSESSED VALUE				31,978		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				31,978		
TOTAL JUST VALUE				31,978		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				27,653		
SALE:3:1: 1 AC. \$.55 STAMP						
SALE:2:1: CREATING AN ESTATE BY THE ENTIRETIES						
XFOB:1:1: DETROIT TR'L TRAILER						
SALE:1:1: 1 AC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/812	7/21/2025	TD	U	I	18	11,500
GRANTOR: CLERK OF COURT						
GRANTEE: SEVENTY PROPERTIES,						
1545/2047	7/21/2025	TD	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: SEVENTY PROPERTIES,						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W42 S8 UOP= S8 E42 N8 W42\$ E42 N8\$.						

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000										