

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	03 FORCED AIR 100
Bedrooms	2 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Story Height	8 100
RMS	0 100
Stories	2. 2. 100
Units	12 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	03 03
DOR CODE	0300MULTI-FAM 10+

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	M/FAM ROW	0%	- 0										
Heated Area: 10752 HX Base Yr													

COLUMBIA COUNTY PROPERTY		PAGE 1 of 4	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		1,480,256	
TOTAL MARKET OB/XF VALUE		25,600	
TOTAL LAND VALUE - MARKET		314,503	
TOTAL MARKET VALUE		1,820,359	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,820,359	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,820,359	
TOTAL JUST VALUE		1,820,359	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,761,155	
BLDG:3:7: NOTE FST ON THIS BLD IS OFFICE/LAUNDRY R			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	30,151
BAS	896	100		896	30,151
BAS	1,792	100		1,792	60,301
BAS	1,792	100		1,792	60,301
FOP	308	30		92	3,096
FOP	308	30		92	3,096
FOP	308	30		92	3,096
FOP	308	30		92	3,096
FOP	308	30		92	3,096
FOP	308	30		92	3,096
TOTALS	12,600			11,304	380,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046396	Roof Replacement	27,000	01/27/2023
316	REMODEL	50	08/23/2007
3744	REMODEL	115	05/24/2006
034	REMODEL	70	03/22/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/2417	8/27/2014	WD	U	I	38	1,053,700

GRANTOR: COLUMBIA ARMS COMMUNI						
GRANTEE: MAR-MIC DEVELOPERS						
1073/0833	1/23/2006	WD	Q	I		2,200,000
GRANTOR: THOUOUGHNBRED PROPERTY						
GRANTEE: COLUMBIA ARMS COMMU						

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	14,000.00	14,000.00	50	0	0	3	50	7,000	
2	0260	PAVEMENT-A	0	0	800	40	32,000.00	UT	1.10	1.10	50	2003	2003	3	50	17,600	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

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
1	0300	C	MULTI-FAM	0		*RMF	18.00	418.00	174,724.00	SF		1.00	1.00	0.80	2.25	1.80	314,503							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W32 FOP= W11 BAS= W64 FOP= W11 BAS= W64 FOP= W11 BAS= W32 S28 E32 N28\$ S28 E11N28\$ S28 E64 N28\$ S28 E11 N28\$S28 E64 N28\$ S28 E11 N28\$ S28 E32 N28\$PTR=N60 FUS= W32 FOP= W11 FUS= W64 FOP= W11 FUS= W64 FOP= W11 FUS= W32 S28 E32 N28\$ S28 E11 N28 \$S28 E64 N28\$ S28 E11 N28\$ S28 E64 N28\$ S28 E11 N28\$ S28 E32 N28\$S60\$.													

REVIEW DATE 12/02/2021 BY ME																								
Total Acres: 4.01					Total Land Value: 314,503					Market: 0					Agricultural: 0					Common: 314,503				

COMM AT NW COR OF NE1/4 OF SW1/4
E 601.88 FT TO W R/W LINE US-441
R/W 200 FT FOR POB, W 418 FT, S

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

2026

05-4S-17-07608-000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		12 100
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 ROW	0%	- 0										
Heated Area: 10752 HX Base Yr												

COLUMBIA COUNTY PROPERTY		PAGE 2 of 4	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		1,480,256	
TOTAL MARKET OB/XF VALUE		25,600	
TOTAL LAND VALUE - MARKET		314,503	
TOTAL MARKET VALUE		1,820,359	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,820,359	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,820,359	
TOTAL JUST VALUE		1,820,359	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,761,155	

QUALITY	DOR CODE	MAP NUM	MKT AREA		
03	03		06		
DOR CODE		0300MULTI-FAM 10+			
NEIGHBORHOOD/LOC		5417.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	30,151
BAS	896	100		896	30,151
BAS	1,792	100		1,792	60,301
BAS	1,792	100		1,792	60,301
FOP	308	30		92	3,096
FOP	308	30		92	3,096
FOP	308	30		92	3,096
FOP	308	30		92	3,096
FOP	308	30		92	3,096
FOP	308	30		92	3,096
TOTALS	12,600			11,304	380,380

** This building has 14 Sub-Areas

BLD DATE	LGL DATE
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
1280/2417	8/27/2014	WD	U	I	38	1,053,700
GRANTOR: COLUMBIA ARMS COMMUNI						
GRANTEE: MAR-MIC DEVELOPERS						
1073/0833	1/23/2006	WD	Q	I		2,200,000
GRANTOR: THOUOUGHRED PROPERTY						
GRANTEE: COLUMBIA ARMS COMMU						

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												

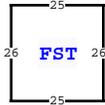
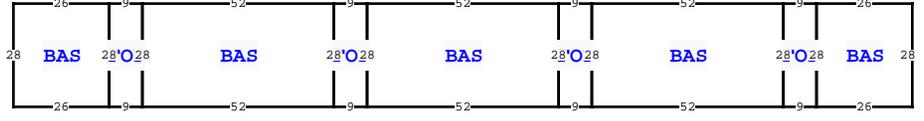
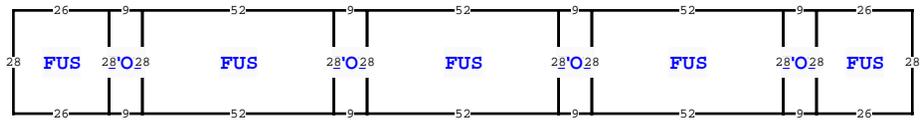
BUILDING DIMENSIONS
BAS= W32 FOP= W11 BAS= W64 FOP= W11 BAS= W64 FOP= W11 BAS= W32 S28 E32 N28\$ S28 E11N28\$ S28 E64 N28\$ S28 E11 N28\$S28 E64 N28\$S28 E11 N28\$ S28 E32 N28\$ PTR=N60 FUS= W32 FOP= W11 FUS= W64 FOP= W11 FUS= W64 FOP= W11 FUS= W32 S28 E32 N28\$ S28 E11 N28\$ S28 E64 N28\$ S28 E11 N28\$ S28 E64 N28\$ S28 E11 N28\$ S28 E32 N28\$S60\$.

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	



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		0	100
Stories	2.	2.	100
Units		14	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	
2500	03	12,614	87.2386	65.43	825,334	1967	1967	0	0	50.00	50.00	
3 M/FAM ROW 0% - 0 Heated Area: 11648 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	23,817
BAS	728	100		728	23,817
BAS	1,456	100		1,456	47,633
BAS	1,456	100		1,456	47,633
BAS	1,456	100		1,456	47,633
FOP	252	30		76	2,487
FOP	252	30		76	2,487
FOP	252	30		76	2,487
FOP	252	30		76	2,487
FOP	252	30		76	2,487
TOTALS	14,314			12,614	412,667

** This building has 19 Sub-Areas

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

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

TOTAL OB/XF													0				

LAND DESCRIPTION													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	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				PAGE 3 of 4	1
VALUATION BY				VALUATION SUMMARY	
Tax Group: 1				STANDARD	
Tax Dist:					
BUILDING MARKET VALUE				1,480,256	
TOTAL MARKET OB/XF VALUE				25,600	
TOTAL LAND VALUE - MARKET				314,503	
TOTAL MARKET VALUE				1,820,359	
SOH/AGL Deduction				0	
ASSESSED VALUE				1,820,359	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,820,359	
TOTAL JUST VALUE				1,820,359	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				1,761,155	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/2417	8/27/2014	WD	U	I	38	1,053,700
GRANTOR: COLUMBIA ARMS COMMUNI						
GRANTEE: MAR-MIC DEVELOPERS						
1073/0833	1/23/2006	WD	Q	I		2,200,000
GRANTOR: THOUOUGHBRED PROPERTY						
GRANTEE: COLUMBIA ARMS COMMU						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[ORIG=-35,0] W52 S28 E52 N28 \$												
BAS=[ORIG=-96,0] W52 S28 E52 N28 \$												
BAS=[ORIG=-157,0] W52 S28 E52 N28 \$												
FUS=[ORIG=-35,-60] W52 S28 E52 N28 \$												
FUS=[ORIG=-96,-60] W52 S28 E52 N28 \$												
FUS=[ORIG=-157,-60] W52 S28 E52 N28 \$												
BAS=[ORIG=0,0] W26 S28 E26 N28 \$												
BAS=[ORIG=-218,0] W26 S28 E26 N28 \$												
FUS=[ORIG=0,-32] N28 W26 S28 E26 \$												
FUS=[ORIG=-218,-60] W26 S28 E26 N28 \$												
FST=[ORIG=0,88] N26 W25 S26 E25 \$												
FOP=[ORIG=-26,0] W9 S28 E9 N28 \$												

COMM AT NW COR OF NE1/4 OF SW1/4
 E 601.88 FT TO W R/W LINE US-441
 R/W 200 FT FOR POB, W 418 FT, S

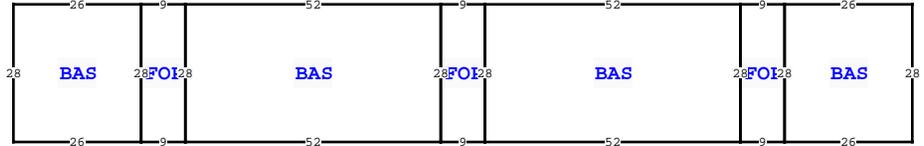
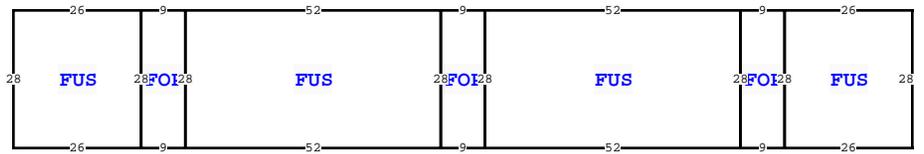
MAR-MIC DEVELOPERS LLC
 P O BOX 3243
 VALDOSTA, GA 31604

2026

05-4S-17-07608-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		0	100
Stories	2.	2.	100
Units		12	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2500	03	9,192	89.0190	66.76	613,658	1967	1967	0	0	0	50.00
4 M/FAM ROW 0% - 0 Heated Area: 8736 HX Base Yr											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	24,301
BAS	728	100		728	24,301
BAS	1,456	100		1,456	48,602
BAS	1,456	100		1,456	48,602
FOP	252	30		76	2,537
FOP	252	30		76	2,537
FOP	252	30		76	2,537
FOP	252	30		76	2,537
FOP	252	30		76	2,537
FOP	252	30		76	2,537
TOTALS	10,248			9,192	306,829

** This building has 14 Sub-Areas

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

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

TOTAL OB/XF												0				
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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

TOTAL OB/XF												0				
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COLUMBIA COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	1,480,256		
TOTAL MARKET OB/XF VALUE	25,600		
TOTAL LAND VALUE - MARKET	314,503		
TOTAL MARKET VALUE	1,820,359		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,820,359		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,820,359		
TOTAL JUST VALUE	1,820,359		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,761,155		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/2417	8/27/2014	WD	U	I	38	1,053,700
GRANTOR: COLUMBIA ARMS COMMUNI						
GRANTEE: MAR-MIC DEVELOPERS						
1073/0833	1/23/2006	WD	Q	I		2,200,000
GRANTOR: THOUOUGHRED PROPERTY						
GRANTEE: COLUMBIA ARMS COMMU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W26 FOP= W9 BAS= W52 FOP= W9 BAS= W52 FOP= W9 BAS= W26 S28 E26 N28\$ S28 E9 N28\$ S28 E52 N28\$ S28 E9 N28 \$S28 E52 N28\$ S28 E9 N28\$ S28 E26 N28\$ PTR=N60 FUS= W26 FOP= W9 FUS= W52 FOP= W9 FUS= W52 FOP= W9 FUS= W26 S28 E26 N28\$ S28 E9 N28\$ S28 E52 N28\$ S28 E9 N28\$ S28 E26 N28\$ S60\$.											