

COMM NW COR OF SE1/4 OF NW1/4,
 RUN E 648 FT FOR POB, CONT E
 300 FT, S 139.86 FT, W 300 FT,

HUD PROPERTIES LLC
 P O BOX 3243
 VALDOSTA, GA 31604

2026

06-4S-17-07997-000


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Stories	2.	2. 100
Units		18 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 M/FAM ROW	03	19,473	108.8640	79.47	1,547,519	2016	2016	0	0	9.00	91.00



Quality	05	05			
DOR CODE	0300	MULTI-FAM 10+			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	18,544	100		18,544	341,060
FOP	135	30		40	2,893
FOP	135	30		40	2,893
FOP	135	30		40	2,893
FOP	135	30		40	2,893
FOP	144	30		43	3,109
FOP	144	30		43	3,109
FOP	144	30		43	3,109
FOP	144	30		43	3,109
FOP	153	30		46	3,327
TOTALS	21,237			19,473	408,242

** This building has 21 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
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
1	0260	PAVEMENT-A	0	0	64	272		1.30	100	2016	2016	3	100	22,630	
2	0166	CONC, PAVMT	0	0	5	210		2.00	100	2016	2016	3	100	2,100	

EXTRA FEATURES														
1091 SW GRANDVIEW ST, LAKE CITY														
TOTAL OB/XF 24,730														

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/MR00.00	134.00	134.00	40,200.00	SF		1.00	1.00	1.00	1.10	1.10	44,220							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY																								
PAGE 1 of 1																								
VALUATION BY															STANDARD									
Tax Group: 1															Tax Dist:									
BUILDING MARKET VALUE															1,408,242									
TOTAL MARKET OB/XF VALUE															24,730									
TOTAL LAND VALUE - MARKET															44,220									
TOTAL MARKET VALUE															1,477,192									
SOH/AGL Deduction															0									
ASSESSED VALUE															1,477,192									
TOTAL EXEMPTION VALUE															0									
BASE TAXABLE VALUE															1,477,192									
TOTAL JUST VALUE															1,477,192									
NCON VALUE															0									
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE															1,467,110									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-1123	MULTIFAM	0	12/22/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1338/1598	5/24/2017	QC	U	I	11	100

GRANTOR: HUD PROPERTIES II LLC						
GRANTEE: HUD PROPERTIES LLC						
1284/1165	10/30/2014	WD	U	I	30	100
GRANTOR: HUD PROPERTIES LLC						
GRANTEE: HUD PROPERTIES II L						

BUILDING NOTES																								
BUILDING DIMENSIONS																								
BAS=[MULTIPLIER=2;ORIG=0,0] W8 W16 W11 W32 W15 W11 W15 W6 W17 W6 W15 W11 W30 W16 W11 W24 S38 E17 E57 E36 E36 E57 E41 N38 \$																								
FOP=[ORIG=-227,38] S8 E23 N8 W23 \$																								
FOP=[ORIG=-170,38] S8 E23 N8 W23 \$																								
FOP=[ORIG=-134,38] S8 E23 N8 W23 \$																								
FOP=[ORIG=-98,38] S8 E23 N8 W23 \$																								
FOP=[ORIG=-41,38] S8 E23 N8 W23 \$																								
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