

COMM NW COR OF SE1/4 OF NW1/4, R
 POB, RUN S 139.76 FT, E 120 FT,
 120 FT TO POB, EX RD.

MHPJR, LLC
 420 BELFLOWER RD
 TIFTON, GA 31794

2026

06-4S-17-08006-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
TOTALS	1,440		1,440

MARKET ADJUSTMENTS																																																														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																																			
0200	02	1,440	94.5000	76.54	110,218	1976	1976	0	0	45.00	55.00																																																			
1 MANUF 1 0% - 2026 Heated Area: 1440 HX Base Yr																																																														
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/12/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/12/2026	MLU																																								
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																																																									
			05/12/2026	MLU																																																										
<table border="1"> <thead> <tr> <th>L N</th> <th>OB/XF CODE</th> <th>DESCRIPTION</th> <th>BLD CAP</th> <th>L</th> <th>W</th> <th>UNITS</th> <th>UT</th> <th>Adj R</th> <th>ADJ UNIT PRICE</th> <th>ORIG COND</th> <th>YEAR ON</th> <th>YEAR ACTUAL</th> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>9945</td> <td>Well/Sept</td> <td>0</td> <td>0</td> <td>0</td> <td>1.00</td> <td>UT</td> <td>7,000.00</td> <td>7,000.00</td> <td>100</td> <td></td> <td></td> <td>3</td> <td>100</td> <td>7,000</td> <td></td> </tr> <tr> <td>2</td> <td>0169</td> <td>FENCE/WOOD</td> <td>0</td> <td>0</td> <td>0</td> <td>1.00</td> <td>UT</td> <td>0.00</td> <td>0.00</td> <td>100</td> <td>2026</td> <td>2025</td> <td></td> <td>100</td> <td>800</td> <td></td> </tr> </tbody> </table>												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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000		2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	800	
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	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																																															
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	800																																															

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				60,620		
TOTAL MARKET OB/XF VALUE				7,800		
TOTAL LAND VALUE - MARKET				20,875		
TOTAL MARKET VALUE				89,295		
SOH/AGL Deduction				0		
ASSESSED VALUE				89,295		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				89,295		
TOTAL JUST VALUE				89,295		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				63,783		
SALE:14:1: INCLUDED 08479-122						
PERMIT NUM						
DESCRIPTION						
AMT						
ISSUED						
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1555/536	11/20/2025	WD	Q	I	01	115,000
GRANTOR: J & J FLORIDA DEVELOP						
GRANTEE: MHPJR, LLC						
1463/201	3/16/2022	WD	Q	I	01	65,000
GRANTOR: CONNER INVESTMENTS OF						
GRANTEE: J & J FLORIDA DEVEL						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W60 S24 E60 N24\$.						

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		RSF/MH	0.00	0.00	16,700.00	SF		1.00	1.00	1.00	1.25	1.25	20,875							