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

2027

06-4S-17-08006-000

BUILDING CHARACTERISTICS

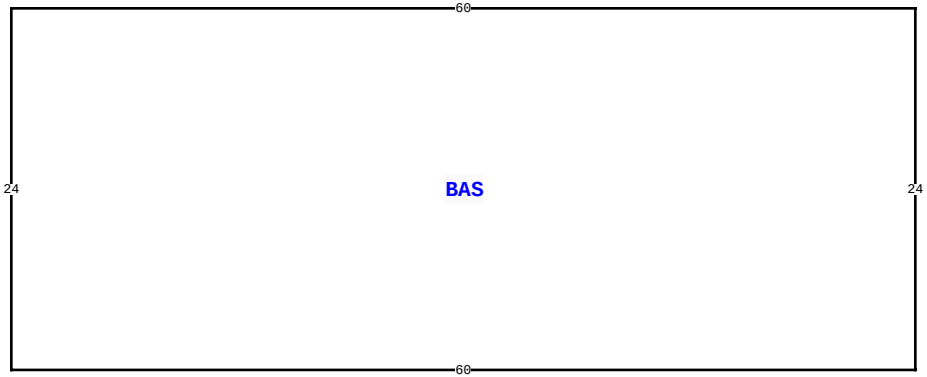
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	59,875
TOTALS	1,440			1,440	59,875

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	75.60	108,864	1976	1976	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1440 HX Base Yr



1147 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	59,875
TOTAL MARKET OB/XF VALUE	7,800
TOTAL LAND VALUE - MARKET	20,875
TOTAL MARKET VALUE	88,550
SOH/AGL Deduction	0
ASSESSED VALUE	88,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,550
TOTAL JUST VALUE	88,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,295

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 7,800

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	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							

REVIEW DATE 03/02/2026 BY TP Total Acres: 0.38 Total Land Value: 20,875 Market: 0 Agricultural: 0 Common: 20,875 PRINTED 11/17/2026 BY SYS