BEG AT NE COR OF SE1/4 OF NW 1/4
FT TO N R/W OF GRANDVIEW AVE, W
FT, CONT W ALONG R/W 134.55 FT,

HUD PROPERTIES LLC
PO BOX 3243
VALDOSTA, GA 31604

2027

06-4S-17-08025-000

BUILDING CHARACTERISTICS

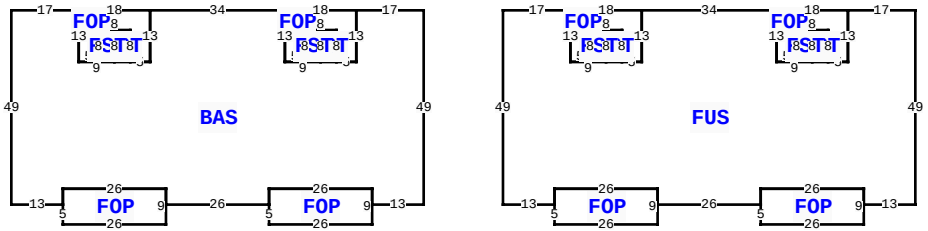
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 100
Story Height		10 100
RMS		0 100
Stories	2.	2. 100
Units		8 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	4,420	100		4,420	242,413
FOP	170	30		51	2,797
FOP	170	30		51	2,797
FOP	170	30		51	2,797
FOP	170	30		51	2,797
FOP	234	30		70	3,839
FOP	234	30		70	3,839
FOP	234	30		70	3,839
FOP	234	30		70	3,839
FST	32	55		18	987
TOTALS	10,712			9,468	519,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	9,468	103.7000	75.70	716,728	2006	2006	0	0	0	27.55	72.45

1 M/FAM ROW 0% - 0 Heated Area: 8840 HX Base Yr



** This building has 18 Sub-Areas

839 SW GIGI CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0166	CONC,PAVMT	0	0	0	0	4,376.00	UT	2.00	2.00	100	2006	2006	3	100	8,752	
2	0260	PAVEMENT-A	0	0	0	0	37,861.00	UT	1.20	1.20	100	2006	2006	3	100	45,433	
3	0166	CONC,PAVMT	0	0	0	0	1,480.00	UT	2.00	2.00	100	2006	2006	3	100	2,960	
4	0260	PAVEMENT-A	0	0	0	0	1,200.00	UT	1.20	1.20	100	2006	2006	3	100	1,440	
5	0166	CONC,PAVMT	0	0	0	0	1,420.00	UT	2.00	2.00	100	2006	2006	3	100	2,840	
6	0260	PAVEMENT-A	0	0	0	0	600.00	UT	1.20	1.20	100	2006	2006	3	100	720	
7	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 8 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	3,839,635
TOTAL MARKET OB/XF VALUE	62,545
TOTAL LAND VALUE - MARKET	163,696
TOTAL MARKET VALUE	4,065,876
SOH/AGL Deduction	0
ASSESSED VALUE	4,065,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,065,876
TOTAL JUST VALUE	4,065,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,065,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3383	MULTIFAM	972	08/30/2005
3384	MULTIFAM	972	08/30/2005
3385	MULTIFAM	972	08/30/2005
3386	MULTIFAM	988	08/30/2005
3387	MULTIFAM	988	08/30/2005
3388	MULTIFAM	988	08/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1106/0206	12/27/2006	WD	Q	I	06	4,200,000
GRANTOR: LOWER LOWDNES INC						
GRANTEE: HUD PROPERTIES LLC						
1038/1866	2/18/2005	WD	Q	V		104,000
GRANTOR: GLENN HUNTER						
GRANTEE: LOWER LOWDNES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= S13 W5 N8 W8 S8 W5 N13 E18$ S13 W5 FST= N8 W4 S8 E4$ W4 FST= N8 W4 S8 E4$ W9 N13 W34 FOP= S13 W5 N8 W8 S8 W5 N13 E18$ S13 W5 FST= N8 W4 S8 E4$ W4 FST= N8 W4 S8 E4 $ W9 N13 W17 S49 E13 FOP= S5 E26 N9 W26 S4$ N4 E26 S4 E26 FOP= S5 E26 N9 W26 S4$ N4 E26 S4 E13 N49$ PTR= E20 FUS= S49 E13 FOP= S5 E26 N9 W26 S4$ N4 E26 S4 E26 FOP= S5 E26 N9 W26 S4$ N4 E26 S4 E13 N49 W17 FOP= S13 W5 N8 W8 S8 W5 N13 E18$ S13 W5 FST= N8 W4 S8 E4$ W4 FST= N8 W4 S8 E4$ W9 N13 W34 FOP= S13 W5 N8 W8 S8 W5 N13 E18$ S13 W5 FST= N8 W4 S8 E4$ W4 FST= N8 W4 S8 E4 $ W9 N13 W17$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 62,545

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	0300	C	MULTI-FAM	0		RSF/MH	0.00	0.00	7.87	AC		1.00	1.00	0.65	32,000.00	20,800.00	163,696							

REVIEW DATE 05/09/2024 BY TP Total Acres: 7.87 Total Land Value: 163,696 Market: 0 Agricultural: 0 Common: 163,696 PRINTED 11/17/2026 BY SYS

BEG AT NE COR OF SE1/4 OF NW 1/4
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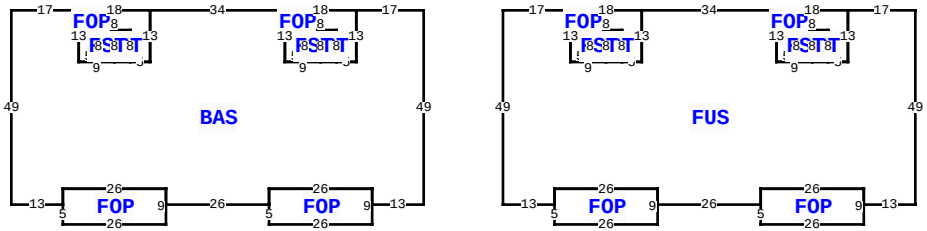
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Units		8 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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FOP	234	30		70	3,839
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TOTALS	10,712			9,468	519,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	9,468	103.7000	75.70	716,728	2006	2006	0	0	0	27.55	72.45

2 M/FAM ROW 0% - 0 Heated Area: 8840 HX Base Yr



** This building has 18 Sub-Areas

839 SW GIGI CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 8 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	3,839,635
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ASSESSED VALUE	4,065,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,065,876
TOTAL JUST VALUE	4,065,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,065,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3389	MULTIFAM	988	08/30/2005
3390	MULTIFAM	988	08/30/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1106/0206	12/27/2006	WD	Q	I	06	4,200,000
GRANTOR: LOWER LOWDNES INC						
GRANTEE: HUD PROPERTIES LLC						
1038/1866	2/18/2005	WD	Q	V		104,000
GRANTOR: GLENN HUNTER						
GRANTEE: LOWER LOWDNES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= S13 W5 N8 W8 S8 W5 N13 E18$ S13 W5 FST= N8 W4 S8 E4$ W4 FST= N8 W4 S8 E4$ W9 N13 W34 FOP= S13 W5 N8 W8 S8 W5 N13 E18$ S13 W5 FST= N8 W4 S8 E4$ W4 FST= N8 W4 S8 E4 $ W9 N13 W17 S49 E13 FOP= S5 E26 N9 W26 S4$ N4 E26 S4 E26 FOP= S5 E26 N9 W26 S4$ N4 E26 S4 E13 N49$ PTR= E20 FUS= S49 E13 FOP= S5 E26 N9 W26 S4$ N4 E26 S4 E26 FOP= S5 E26 N9 W26 S4$ N4 E26 S4 E13 N49 W17 FOP= S13 W5 N8 W8 S8 W5 N13 E18$ S13 W5 FST= N8 W4 S8 E4$ W4 FST= N8 W4 S8 E4$ W9 N13 W34 FOP= S13 W5 N8 W8 S8 W5 N13 E18$ S13 W5 FST= N8 W4 S8 E4$ W4 FST= N8 W4 S8 E4 $ W9 N13 W17$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/09/2024 BY TP Total Acres: 7.87 Total Land Value: 163,696 Market: 0 Agricultural: 0 Common: 163,696 PRINTED 11/17/2026 BY SYS

BEG AT NE COR OF SE1/4 OF NW 1/4 FT TO N R/W OF GRANDVIEW AVE, W FT, CONT W ALONG R/W 134.55 FT,

HUD PROPERTIES LLC
PO BOX 3243
VALDOSTA, GA 31604

2027

06-4S-17-08025-000

BUILDING CHARACTERISTICS

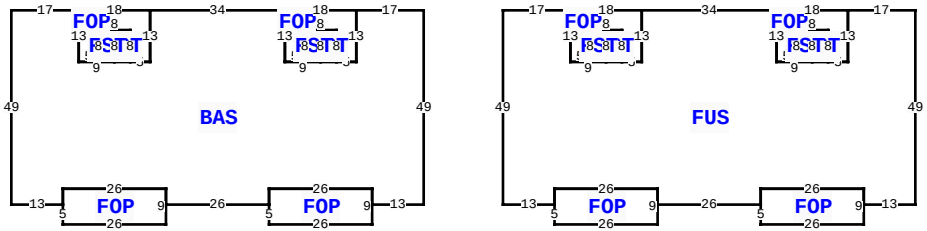
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Units		8 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,420	100		4,420	242,413
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FOP	170	30		51	2,797
FOP	170	30		51	2,797
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FOP	234	30		70	3,839
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FOP	234	30		70	3,839
FST	32	55		18	987
TOTALS	10,712			9,468	519,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	9,468	103.7000	75.70	716,728	2006	2006	0	0	0	27.55	72.45

3 M/FAM ROW 0% - 0 Heated Area: 8840 HX Base Yr



** This building has 18 Sub-Areas

839 SW GIGI CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 8 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	3,839,635
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TOTAL JUST VALUE	4,065,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,065,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: LOWER LOWDNES INC						
GRANTEE: HUD PROPERTIES LLC						
1038/1866	2/18/2005	WD	Q	V		104,000
GRANTOR: GLENN HUNTER						
GRANTEE: LOWER LOWDNES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= S13 W5 N8 W8 S8 W5 N13 E18$ S13 W5 FST= N8 W4 S8 E4$ W4 FST= N8 W4 S8 E4$ W9 N13 W34 FOP= S13 W5 N8 W8 S8 W5 N13 E18$ S13 W5 FST= N8 W4 S8 E4$ W4 FST= N8 W4 S8 E4 $ W9 N13 W17 S49 E13 FOP= S5 E26 N9 W26 S4$ N4 E26 S4 E26 FOP= S5 E26 N9 W26 S4$ N4 E26 S4 E13 N49$ PTR= E20 FUS= S49 E13 FOP= S5 E26 N9 W26 S4$ N4 E26 S4 E26 FOP= S5 E26 N9 W26 S4$ N4 E26 S4 E13 N49 W17 FOP= S13 W5 N8 W8 S8 W5 N13 E18$ S13 W5 FST= N8 W4 S8 E4$ W4 FST= N8 W4 S8 E4$ W9 N13 W34 FOP= S13 W5 N8 W8 S8 W5 N13 E18$ S13 W5 FST= N8 W4 S8 E4$ W4 FST= N8 W4 S8 E4 $ W9 N13 W17$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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06-4S-17-08025-000

BUILDING CHARACTERISTICS

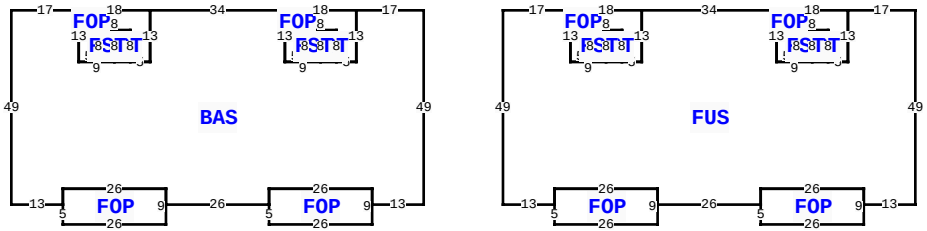
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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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LAND DESCRIPTION

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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

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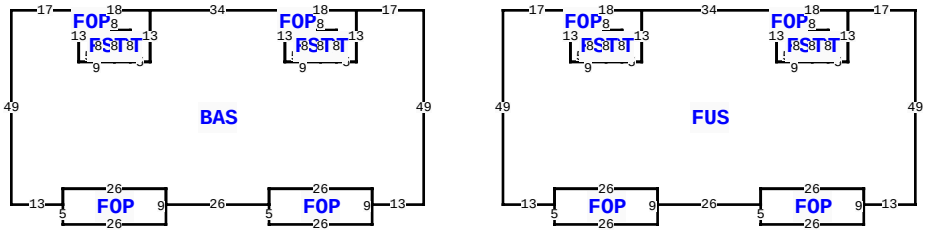
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 100
Story Height		10 100
RMS		0 100
Stories	2.	2. 100
Units		8 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	4,420	100		4,420	242,413
FOP	170	30		51	2,797
FOP	170	30		51	2,797
FOP	170	30		51	2,797
FOP	170	30		51	2,797
FOP	234	30		70	3,839
FOP	234	30		70	3,839
FOP	234	30		70	3,839
FOP	234	30		70	3,839
FST	32	55		18	987
TOTALS	10,712			9,468	519,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	9,468	103.7000	75.70	716,728	2006	2006	0	0	0	27.55	72.45

5 M/FAM ROW 0% - 0 Heated Area: 8840 HX Base Yr



** This building has 18 Sub-Areas

839 SW GIGI CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 8 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	3,839,635
TOTAL MARKET OB/XF VALUE	62,545
TOTAL LAND VALUE - MARKET	163,696
TOTAL MARKET VALUE	4,065,876
SOH/AGL Deduction	0
ASSESSED VALUE	4,065,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,065,876
TOTAL JUST VALUE	4,065,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,065,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1106/0206	12/27/2006	WD	Q	I	06	4,200,000
GRANTOR: LOWER LOWDNES INC						
GRANTEE: HUD PROPERTIES LLC						
1038/1866	2/18/2005	WD	Q	V		104,000
GRANTOR: GLENN HUNTER						
GRANTEE: LOWER LOWDNES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= S13 W5 N8 W8 S8 W5 N13 E18$ S13 W5 FST= N8 W4 S8 E4$ W4 FST= N8 W4 S8 E4$ W9 N13 W34 FOP= S13 W5 N8 W8 S8 W5 N13 E18$ S13 W5 FST= N8 W4 S8 E4$ W4 FST= N8 W4 S8 E4 $ W9 N13 W17 S49 E13 FOP= S5 E26 N9 W26 S4$ N4 E26 S4 E26 FOP= S5 E26 N9 W26 S4$ N4 E26 S4 E13 N49$ PTR= E20 FUS= S49 E13 FOP= S5 E26 N9 W26 S4$ N4 E26 S4 E26 FOP= S5 E26 N9 W26 S4$ N4 E26 S4 E13 N49 W17 FOP= S13 W5 N8 W8 S8 W5 N13 E18$ S13 W5 FST= N8 W4 S8 E4$ W4 FST= N8 W4 S8 E4$ W9 N13 W34 FOP= S13 W5 N8 W8 S8 W5 N13 E18$ S13 W5 FST= N8 W4 S8 E4$ W4 FST= N8 W4 S8 E4 $ W9 N13 W17$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/09/2024 BY TP Total Acres: 7.87 Total Land Value: 163,696 Market: 0 Agricultural: 0 Common: 163,696 PRINTED 11/17/2026 BY SYS

BEG AT NE COR OF SE1/4 OF NW 1/4 FT TO N R/W OF GRANDVIEW AVE, W FT, CONT W ALONG R/W 134.55 FT,

HUD PROPERTIES LLC
PO BOX 3243
VALDOSTA, GA 31604

2027

06-4S-17-08025-000

BUILDING CHARACTERISTICS

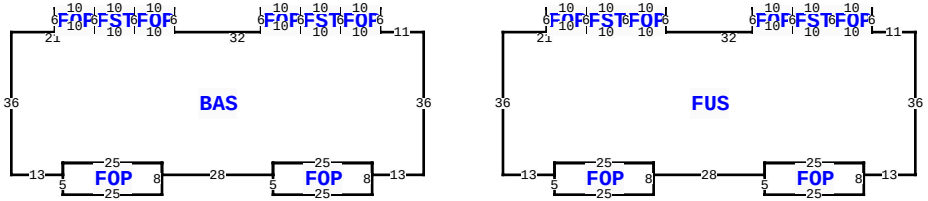
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Story Height		10 100
RMS		0 100
Stories	2.	2. 100
Units		8 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	3,594	100		3,594	193,336
FOP	60	30		18	969
FOP	60	30		18	969
FOP	60	30		18	969
FOP	60	30		18	969
FOP	60	30		18	969
FOP	60	30		18	969
FOP	60	30		18	969
FOP	60	30		18	969
FOP	60	30		18	969
FOP	200	30		60	3,228
TOTALS	8,708			7,704	414,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	7,704	101.7070	74.25	572,022	2006	2006	0	0	0	27.55	72.45

6 M/FAM ROW 0% - 0 Heated Area: 7188 HX Base Yr



** This building has 18 Sub-Areas

839 SW GIGI CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 6 of 8 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	3,839,635
TOTAL MARKET OB/XF VALUE	62,545
TOTAL LAND VALUE - MARKET	163,696
TOTAL MARKET VALUE	4,065,876
SOH/AGL Deduction	0
ASSESSED VALUE	4,065,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,065,876
TOTAL JUST VALUE	4,065,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,065,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1106/0206	12/27/2006	WD	Q	I	06	4,200,000
GRANTOR: LOWER LOWDNES INC						
GRANTEE: HUD PROPERTIES LLC						
1038/1866	2/18/2005	WD	Q	V		104,000
GRANTOR: GLENN HUNTER						
GRANTEE: LOWER LOWDNES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N6 W10 S6 E10$ W10 FST= N6 W10 S6 E10 $ W10 FOP= N6 W10 S6 E10$ W32 FOP= N6 W10 S6 E10$ W10 FST= N6 W10 S6 E10$ W10 FOP= N6 W10 S6 E10$ W21 S36 E13 FOP= S5 E25 N8 W25 S3$ N3 E25 S3 E28 FOP= S5 E25 N8 W25 S3$ N3 E25 S3 E13 N36$ PTR= E20 FUS= S36 E13 FOP= S5 E25 N8 W25 S3$ N3 E25 S3 E28 FOP= S5 E25 N8 W25 S3$ N3 E25 S3 E13 N36 W11 FOP= N6 W10 S6 E10$ W10 FST= N6 W10 S6 E10$ W10 FOP= N6 W10 S6 E10$ W32 FOP= N6 W10 S6 E10$ W10 FST= N6 W10 S6 E10$ W10 FOP= N6 W10 S6 E10$ W21$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/09/2024 BY TP Total Acres: 7.87 Total Land Value: 163,696 Market: 0 Agricultural: 0 Common: 163,696 PRINTED 11/17/2026 BY SYS

BEG AT NE COR OF SE1/4 OF NW 1/4 FT TO N R/W OF GRANDVIEW AVE, W FT, CONT W ALONG R/W 134.55 FT,

HUD PROPERTIES LLC
PO BOX 3243
VALDOSTA, GA 31604

2027

06-4S-17-08025-000

BUILDING CHARACTERISTICS

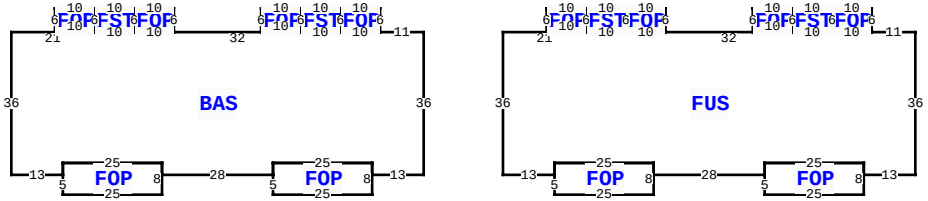
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
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Roof Structur	03	GABLE/HIP 100
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Interior Floo	08	SHT VINYL 40
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Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Story Height		10 100
RMS		0 100
Stories	2.	2. 100
Units		8 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	3,594	100		3,594	193,336
FOP	60	30		18	969
FOP	60	30		18	969
FOP	60	30		18	969
FOP	60	30		18	969
FOP	60	30		18	969
FOP	60	30		18	969
FOP	60	30		18	969
FOP	60	30		18	969
FOP	60	30		18	969
FOP	200	30		60	3,228
TOTALS	8,708			7,704	414,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	7,704	101.7070	74.25	572,022	2006	2006	0	0	0	27.55	72.45

7 M/FAM ROW 0% - 0 Heated Area: 7188 HX Base Yr



** This building has 18 Sub-Areas

839 SW GIGI CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 8 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	3,839,635
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TOTAL LAND VALUE - MARKET	163,696
TOTAL MARKET VALUE	4,065,876
SOH/AGL Deduction	0
ASSESSED VALUE	4,065,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,065,876
TOTAL JUST VALUE	4,065,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,065,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1106/0206	12/27/2006	WD	Q	I	06	4,200,000
GRANTOR: LOWER LOWDNES INC						
GRANTEE: HUD PROPERTIES LLC						
1038/1866	2/18/2005	WD	Q	V		104,000
GRANTOR: GLENN HUNTER						
GRANTEE: LOWER LOWDNES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N6 W10 S6 E10$ W10 FST= N6 W10 S6 E10 $ W10 FOP= N6 W10 S6 E10$ W32 FOP= N6 W10 S6 E10$ W10 FST= N6 W10 S6 E10$ W10 FOP= N6 W10 S6 E10$ W21 S36 E13 FOP= S5 E25 N8 W25 S3$ N3 E25 S3 E28 FOP= S5 E25 N8 W25 S3$ N3 E25 S3 E13 N36$ PTR= E20 FUS= S36 E13 FOP= S5 E25 N8 W25 S3$ N3 E25 S3 E28 FOP= S5 E25 N8 W25 S3$ N3 E25 S3 E13 N36 W11 FOP= N6 W10 S6 E10$ W10 FST= N6 W10 S6 E10$ W10 FOP= N6 W10 S6 E10$ W32 FOP= N6 W10 S6 E10$ W10 FST= N6 W10 S6 E10$ W10 FOP= N6 W10 S6 E10$ W21$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/09/2024 BY TP Total Acres: 7.87 Total Land Value: 163,696 Market: 0 Agricultural: 0 Common: 163,696 PRINTED 11/17/2026 BY SYS

BEG AT NE COR OF SE1/4 OF NW 1/4
FT TO N R/W OF GRANDVIEW AVE, W
FT, CONT W ALONG R/W 134.55 FT,

HUD PROPERTIES LLC
PO BOX 3243
VALDOSTA, GA 31604

2027

06-4S-17-08025-000

BUILDING CHARACTERISTICS

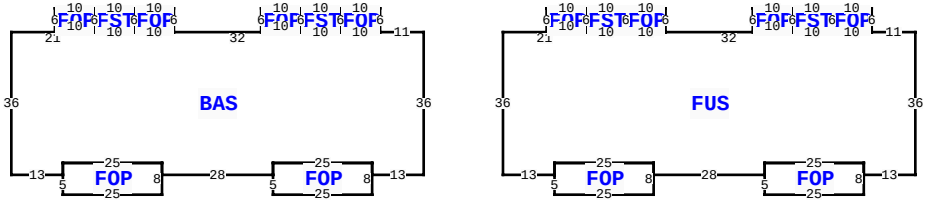
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Units		8 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
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FOP	60	30		18	969
FOP	60	30		18	969
FOP	60	30		18	969
FOP	200	30		60	3,228
TOTALS	8,708			7,704	414,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2500	03	7,704	101.7070	74.25	572,022	2006	2006	0	0	0	27.55	72.45

8 M/FAM ROW 0% - 0 Heated Area: 7188 HX Base Yr



** This building has 18 Sub-Areas

839 SW GIGI CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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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

COLUMBIA COUNTY PROPERTY

PAGE 8 of 8 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	3,839,635
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,065,876
TOTAL JUST VALUE	4,065,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,065,876

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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1038/1866	2/18/2005	WD	Q	V		104,000
GRANTOR: GLENN HUNTER						
GRANTEE: LOWER LOWDNES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N6 W10 S6 E10$ W10 FST= N6 W10 S6 E10 $ W10 FOP= N6 W10 S6 E10$ W32 FOP= N6 W10 S6 E10$ W10 FST= N6 W10 S6 E10$ W10 FOP= N6 W10 S6 E10$ W21 S36 E13 FOP= S5 E25 N8 W25 S3$ N3 E25 S3 E28 FOP= S5 E25 N8 W25 S3$ N3 E25 S3 E13 N36$ PTR= E20 FUS= S36 E13 FOP= S5 E25 N8 W25 S3$ N3 E25 S3 E28 FOP= S5 E25 N8 W25 S3$ N3 E25 S3 E13 N36 W11 FOP= N6 W10 S6 E10$ W10 FST= N6 W10 S6 E10$ W10 FOP= N6 W10 S6 E10$ W32 FOP= N6 W10 S6 E10$ W10 FST= N6 W10 S6 E10$ W10 FOP= N6 W10 S6 E10$ W21$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/09/2024 BY TP Total Acres: 7.87 Total Land Value: 163,696 Market: 0 Agricultural: 0 Common: 163,696 PRINTED 11/17/2026 BY SYS