





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,

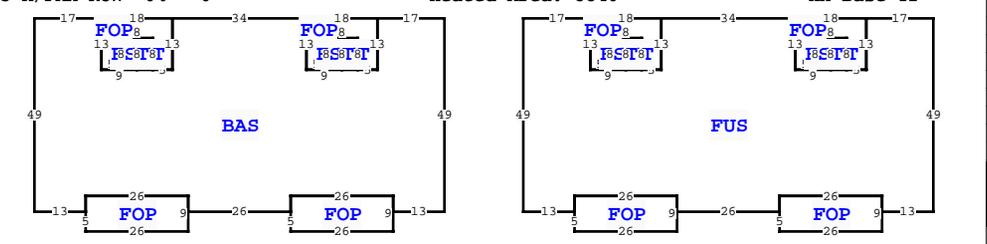
HUD PROPERTIES LLC  
 PO BOX 3243  
 VALDOSTA, GA 31604

**2026**

06-4S-17-08025-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	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

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	77.78	736,421	2006	2006	0	0	27.55	72.45



**COLUMBIA COUNTY PROPERTY** PAGE 3 of 8

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		3,944,965
TOTAL MARKET OB/XF VALUE		62,545
TOTAL LAND VALUE - MARKET		153,465
TOTAL MARKET VALUE		4,160,975
SOH/AGL Deduction		0
ASSESSED VALUE		4,160,975
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		4,160,975
TOTAL JUST VALUE		4,160,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,078,686

DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,420	100		4,420	249,074
FOP	170	30		51	2,874
FOP	170	30		51	2,874
FOP	170	30		51	2,874
FOP	170	30		51	2,874
FOP	234	30		70	3,945
FOP	234	30		70	3,945
FOP	234	30		70	3,945
FOP	234	30		70	3,945
FST	32	55		18	1,014
TOTALS	10,712			9,468	533,537

\*\* This building has 18 Sub-Areas

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

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

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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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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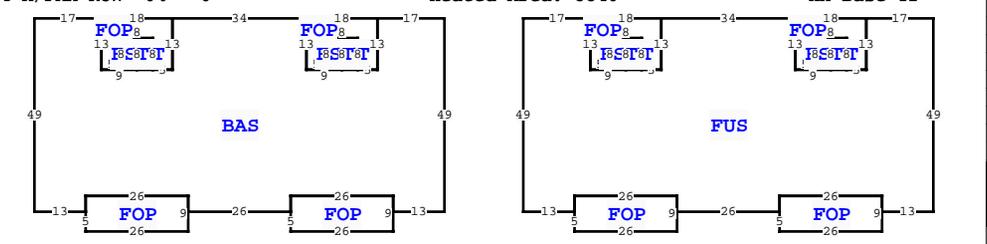
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Interior Floor	08 SHT VINYL 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	N/A 100
Story Height	10 100
RMS	0 100
Stories	2. 2. 100
Units	8 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	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
4 M/FAM ROW	0%	- 0									



COLUMBIA COUNTY PROPERTY		PAGE 4 of 8	1
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NCON VALUE	0
INCOME VALUE	
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TOTALS	10,712			9,468	533,537

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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
839 SW GIGI CT, LAKE CITY																

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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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																								
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
TOTAL OB/XF 0																								



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 FT TO N R/W OF GRANDVIEW AVE, W  
 FT, CONT W ALONG R/W 134.55 FT,

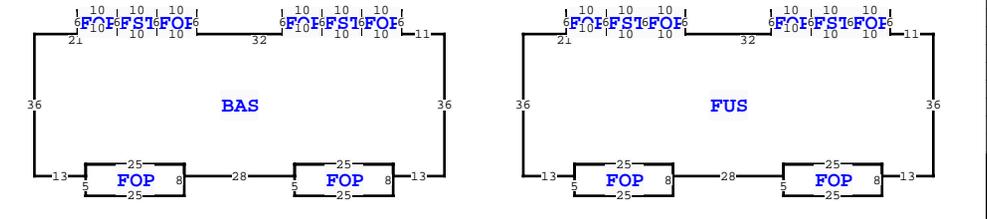
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**2026**

06-4S-17-08025-000

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Interior Floor	14	CARPET	60
Interior Floor	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6 M/FAM ROW		0%	- 0								
			Heated Area: 7188			HX Base Yr					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,594	100		3,594	198,622
FOP	60	30		18	995
FOP	60	30		18	995
FOP	60	30		18	995
FOP	60	30		18	995
FOP	60	30		18	995
FOP	60	30		18	995
FOP	60	30		18	995
FOP	60	30		18	995
FOP	200	30		60	3,316
<b>TOTALS</b>	<b>8,708</b>			<b>7,704</b>	<b>425,760</b>

\*\* This building has 18 Sub-Areas

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

839 SW GIGI CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY				PAGE 6 of 8	1
VALUATION SUMMARY				STANDARD	
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SOH/AGL Deduction				0	
ASSESSED VALUE				4,160,975	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				4,160,975	
TOTAL JUST VALUE				4,160,975	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				4,078,686	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: GLENN HUNTER						
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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									
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

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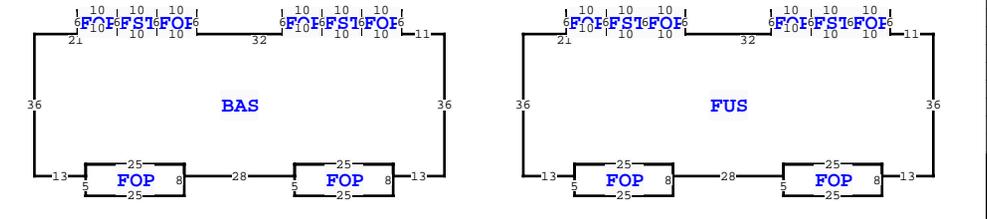
HUD PROPERTIES LLC  
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**2026**

06-4S-17-08025-000  


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Story Height		10	100
RMS		0	100
Stories		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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
		7,704	101.7070	76.28	587,661	2006	2006	0	0	27.55	72.45	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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FOP	60	30		18	995
FOP	60	30		18	995
FOP	60	30		18	995
FOP	60	30		18	995
FOP	60	30		18	995
FOP	60	30		18	995
FOP	60	30		18	995
FOP	200	30		60	3,316
<b>TOTALS</b>	<b>8,708</b>			<b>7,704</b>	<b>425,760</b>

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839 SW GIGI CT, LAKE CITY

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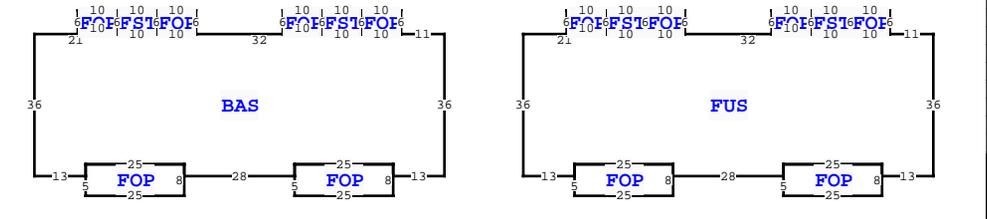
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BUILDING NOTES

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\$.