

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,

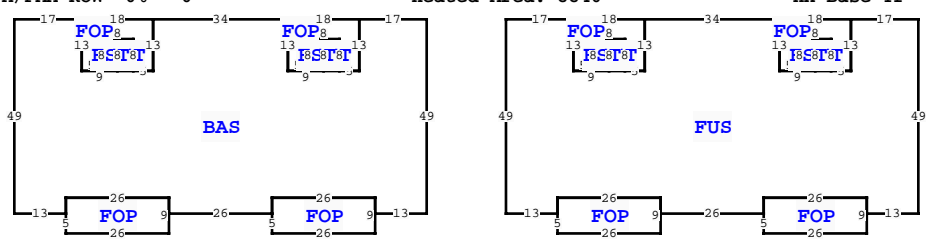
HUD PROPERTIES LLC
 PO BOX 3243
 VALDOSTA, GA 31604

2026

06-4S-17-08025-000

BUILDING CHARACTERISTICS	
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
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
3 M/FAM ROW		0%	- 0								



COLUMBIA COUNTY PROPERTY		PAGE 3 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	4,078,686		

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

** This building has 18 Sub-Areas

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

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

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 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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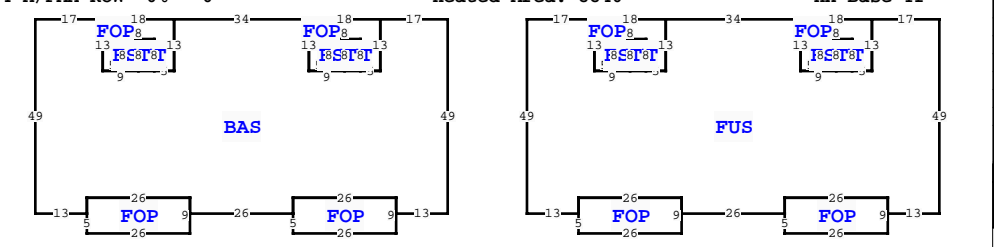
HUD PROPERTIES LLC
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2026

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ELEMENT	CD		
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Exterior Wall	19	COMMON BRK	10
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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	
DOR CODE	0300	MULTI-FAM 10+	

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								



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
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FST	32	55		18	987
TOTALS	10,712			9,468	519,269

** This building has 18 Sub-Areas

839 SW GIGI CT, LAKE CITY

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

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY		PAGE 4 of 8	1
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Tax Group: 1	Tax Dist:		
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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		4,078,686	

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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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 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\$.	

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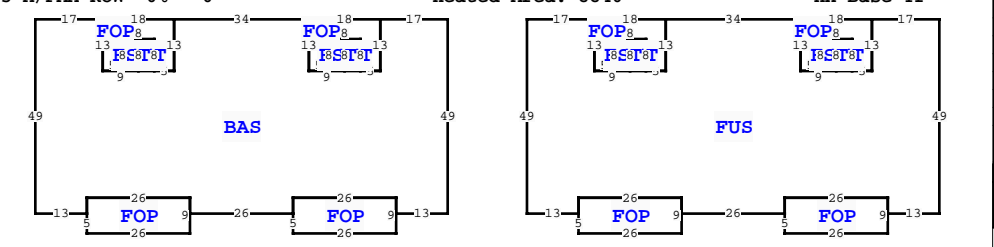
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2026

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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
5 M/FAM ROW		0%	- 0								



COLUMBIA COUNTY PROPERTY		PAGE 5 of 8	1
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Tax Group: 1	Tax Dist:		
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1038/1866	2/18/2005	WD	Q	V		104,000
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GRANTEE: LOWER LOWDNES INC						

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

BUILDING NOTES											

BUILDING DIMENSIONS											
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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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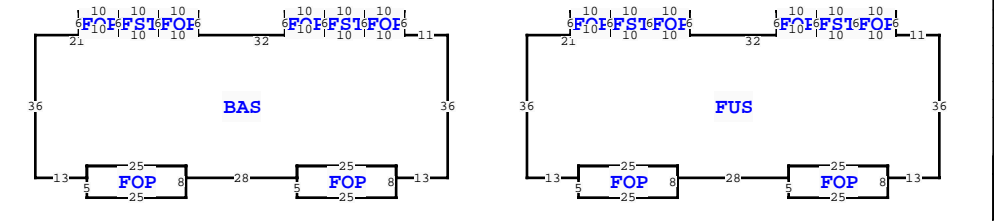
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Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame		N/A	100
Story Height		10	100
RMS		0	100
Stories	2.	2.	100
Units		8	100
Condition Adj	03	03	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	
2500	03	7,704	101.7070	74.25	572,022	2006	2006	0	0	27.55	72.45	



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	200	30		60	3,228
TOTALS	8,708			7,704	414,430

** This building has 18 Sub-Areas

BLD DATE		LGL DATE	
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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

LAND DESCRIPTION													TOTAL OB/XF												
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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\$.												

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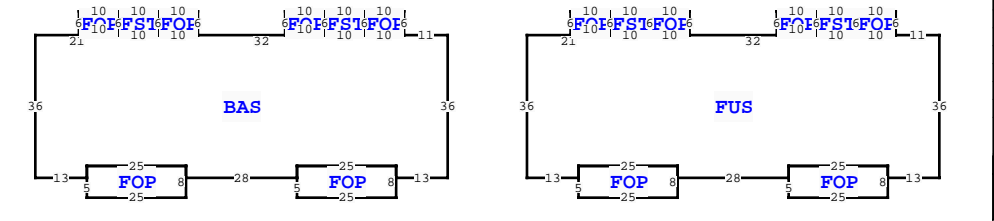
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839 SW GIGI CT, LAKE CITY																

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 8 of 8

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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 0

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