

LOT 27 WOODGATE VILLAGE UNIT 2  
740-663, 784-882, 819-1595,  
827-2572, LE 842-1624, 844-

MAYO GINA  
223 CENTRAL AVE  
COMMERCE, GA 30529

2026

08-4S-16-02810-127

| BUILDING CHARACTERISTICS   |             |              |                      |           |           |             |                |                |             | MARKET ADJUSTMENTS |           |           |             |         |   |                 |            |                             |      | COLUMBIA COUNTY PROPERTY |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|--|-------------|--------------|----------------------|-----------|-----------|-------------|----------------|----------------|-------------|--------------------|-----------|-----------|-------------|---------|---|-----------------|------------|-----------------------------|------|--------------------------|------|-----|----|--------|-------------------|-------------|-----------|----------------------|-----------|---------|------------|-----------|-----------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|---|------|---|--------|---|--|-------|-------|--------|------|----|--|------|------|------|-----------|-----------|--------|--|--|--|--|--|--|
| ELEMENT  | CD          | CONSTRUCTION | TYPE                 | MDL       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB                | ECON      | FNCT      | NORM        | % COND  | VALUATION SUMMARY   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         | <b>VALUATION BY</b><br>Tax Group: 3 Tax Dist: STANDARD<br><b>BUILDING MARKET VALUE</b> 0<br><b>TOTAL MARKET OB/XF VALUE</b> 3,550<br><b>TOTAL LAND VALUE - MARKET</b> 18,500<br><b>TOTAL MARKET VALUE</b> 22,050<br>SOH/AGL Deduction 0<br><b>ASSESSED VALUE</b> 22,050<br><b>TOTAL EXEMPTION VALUE</b> 0<br><b>BASE TAXABLE VALUE</b> 22,050<br><b>TOTAL JUST VALUE</b> 22,050<br>NCON VALUE 0<br><b>INCOME VALUE</b><br>PREVIOUS YEAR MKT VALUE 22,050  |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         | SALE: 6:2: INC 1984 HOM MH#S26516317. TBF<br>SALE: 3:1: FORECLOSURE<br>SALE: 2:1: LOT 27 WOODGATE VILLAGE UNIT 2<br>XFOB: 1:1: SERIAL#S26516317   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         | <table border="1"> <thead> <tr> <th>PERMIT NUM</th> <th>DESCRIPTION</th> <th>AMT</th> <th>ISSUED</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>  |                 |            |                             |      |                          |      |     |    |        | PERMIT NUM        | DESCRIPTION | AMT       | ISSUED               |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
| PERMIT NUM   | DESCRIPTION | AMT          | ISSUED               |           |           |             |                |                |             |                    |           |           |             |         |   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         |   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         |   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         |   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         |   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         |   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         |   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         |   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         |   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         |   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         |   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         | <b>SALES DATA</b><br><table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1344/1505</td> <td>6/09/2016</td> <td>QC</td> <td>U</td> <td>I</td> <td>11</td> <td>100</td> </tr> </tbody> </table> GRANTOR: ROYCE G MAYO<br>GRANTEE: GINA M STUART (FKA<br>1217/1653 7/08/2011 PR U I 11 100<br>GRANTOR: NANCY JO MAYO (PR FOR<br>GRANTEE: NANCY RHODEN, SHAWN   |                 |            |                             |      |                          |      |     |    |        | OFF RECORD Number | DATE        | TYPE INST | Q U                  | V I       | RSN CD  | SALE PRICE | 1344/1505 | 6/09/2016 | QC          | U         | I   | 11        | 100    |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
| OFF RECORD Number  | DATE        | TYPE INST    | Q U                  | V I       | RSN CD    | SALE PRICE  |                |                |             |                    |           |           |             |         |   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
| 1344/1505  | 6/09/2016   | QC           | U                    | I         | 11        | 100         |                |                |             |                    |           |           |             |         |   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         | <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> </td> <td> </td> <td> </td> </tr> </tbody> </table>  |                 |            |                             |      |                          |      |     |    |        | BLD DATE          | XF DATE     | INC DATE  | LGL DATE             | LAND DATE | AG DATE |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
| BLD DATE   | XF DATE     | INC DATE     | LGL DATE             | LAND DATE | AG DATE   |             |                |                |             |                    |           |           |             |         |   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         |   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         | TOTALS<br><b>EXTRA FEATURES</b> 162 SW NAPLES GLN, LAKE CITY<br>04/21/2023 MLU  |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
| 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  | 0169        | FENCE/WOOD   | 0                    | 0         | 0         | 0           | 1.00           | UT             | 0.00        | 0.00               | 100       | 2014      | 2014        | 3       | 100   | 50              |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
| 2  | 9947        | Septic       | 0                    | 0         | 0         | 0           | 1.00           | UT             | 3,000.00    | 3,000.00           | 100       |           |             | 3       | 100   | 3,000           |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
| 3  | 0285        | SALVAGE      | 0                    | 0         | 0         | 0           | 1.00           | UT             | 500.00      | 500.00             | 100       | 2024      | 2023        |         | 100   | 500             |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         | <b>LAND DESCRIPTION</b><br><table border="1"> <thead> <tr> <th>L N</th> <th>USE CODE</th> <th>CLS</th> <th>LAND USE DESCRIPTION</th> <th>CAP</th> <th>R D</th> <th>LOC ZONE</th> <th>FRONT</th> <th>DEPTH</th> <th>TOT LND UTS</th> <th>UNIT TYPE</th> <th>D T</th> <th>DPHT FACT</th> <th>% COND</th> <th>TOT ADJ</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>0200</td> <td>C</td> <td>MBL HM</td> <td>0</td> <td></td> <td>RMH-2</td> <td>90.00</td> <td>145.00</td> <td>1.00</td> <td>LT</td> <td></td> <td>1.00</td> <td>1.00</td> <td>1.00</td> <td>18,500.00</td> <td>18,500.00</td> <td>18,500</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> |                 |            |                             |      |                          |      |     |    |        | 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 | 1 | 0200 | C | MBL HM | 0 |  | RMH-2 | 90.00 | 145.00 | 1.00 | LT |  | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 |  |  |  |  |  |  |
| 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 |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
| 1  | 0200        | C            | MBL HM               | 0         |           | RMH-2       | 90.00          | 145.00         | 1.00        | LT                 |           | 1.00      | 1.00        | 1.00    | 18,500.00   | 18,500.00       | 18,500     |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
|  |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         | <b>TOTAL OB/XF</b> 3,550  |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |
| REVIEW DATE 10/02/2023 BY ks Total Acres: 0.30 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/10/2026 BY SYS |             |              |                      |           |           |             |                |                |             |                    |           |           |             |         |   |                 |            |                             |      |                          |      |     |    |        |                   |             |           |                      |           |         |            |           |           |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |   |      |   |        |   |  |       |       |        |      |    |  |      |      |      |           |           |        |  |  |  |  |  |  |