COMM SW COR OF SEC RUN N 214.87F
FT, N 658.03 FT FOR POB, CONT N
625.12 FT TO W R/W OF US 441, S

RED FOX TRUST
1709-A GPRMTP RD, PMB 378
VALDOSTA, GA 31601

2027

17-3S-17-04960-003

BUILDING CHARACTERISTICS

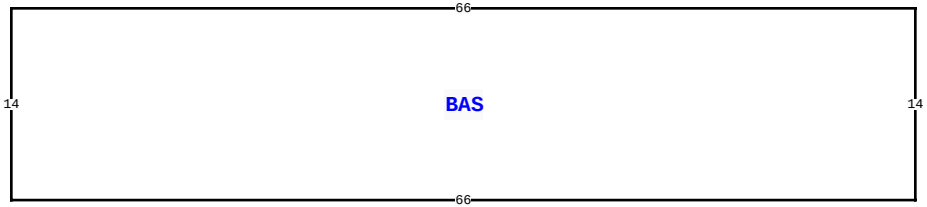
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	16,669
TOTALS	924			924	16,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	75.1680	45.10	41,672	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr



132 NW JULIET CT, LAKE CITY

BLD DATE		LGL DATE	04/09/2025 MLU
XF DATE		LAND DATE	
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	0259	MHP HOOKUP	0	0	0	0	20.00	UT	4,300.00	4,300.00	25	0	0	3	25	21,500	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	30,541
TOTAL MARKET OB/XF VALUE	22,000
TOTAL LAND VALUE - MARKET	83,200
TOTAL MARKET VALUE	135,741
SOH/AGL Deduction	18,486
ASSESSED VALUE	117,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,255
TOTAL JUST VALUE	135,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/768	8/03/2021	WD	U	I	11	100
GRANTOR: SUWANNEE HOLDINGS LLC						
GRANTEE: RED FOX TRUST						
1439/1354	6/08/2021	WD	Q	I	01	100,000
GRANTOR: CHAPPLE SELWIA ANN						
GRANTEE: SUWANNEE HOLDINGS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 22,000

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	2810	C	MH PARK	0		RMH-P	0.00	0.00	10.40	AC		1.00	1.00	1.00	8,000.00	8,000.00	83,200							

REVIEW DATE 08/14/2015 BY DF Total Acres: 10.40 Total Land Value: 83,200 Market: 0 Agricultural: 0 Common: 83,200 PRINTED 11/17/2026 BY SYS

COMM SW COR OF SEC RUN N 214.87F FT, N 658.03 FT FOR POB, CONT N 625.12 FT TO W R/W OF US 441, S

RED FOX TRUST
1709-A GPRMTP RD, PMB 378
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17-3S-17-04960-003

BUILDING CHARACTERISTICS

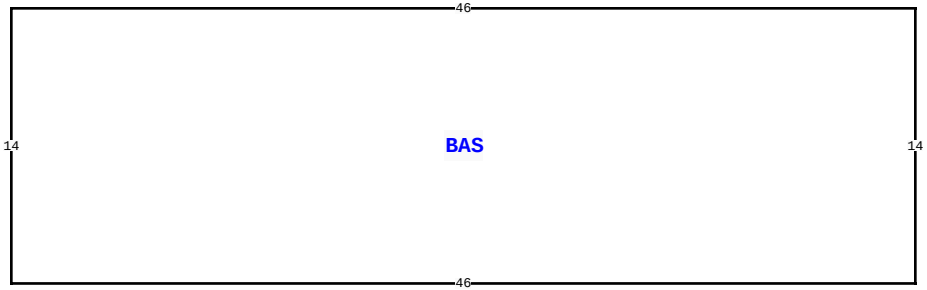
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	0	0 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	13,872
TOTALS	644			644	13,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	644	89.7480	53.85	34,679	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2022 Heated Area: 644 HX Base Yr



132 NW JULIET CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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 2 — 2

VALUATION SUMMARY

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TOTAL MARKET VALUE	135,741
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ASSESSED VALUE	117,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,255
TOTAL JUST VALUE	135,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,741

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: SUWANNEE HOLDINGS LLC						
GRANTEE: RED FOX TRUST						
1439/1354	6/08/2021	WD	Q	I	01	100,000
GRANTOR: CHAPPLE SELWIA ANN						
GRANTEE: SUWANNEE HOLDINGS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 E46 N14$.

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 08/14/2015 BY DF Total Acres: 10.40 Total Land Value: 83,200 Market: 0 Agricultural: 0 Common: 83,200 PRINTED 11/17/2026 BY SYS