

COMM SE COR OF SW1/4 OF SW1/4, R
FOR POB, CONT W 560.62 FT, N 660
560.62 FT, S 660.36 FT TO POB.

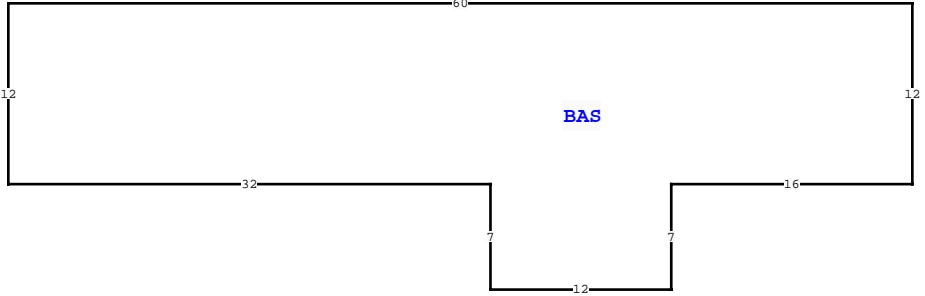
VICTORIA LAND MANAGEMENT LLC
300 COLONIAL CENTER PKWY, UNIT
ROSWELL, GA 30076

2026

27-3S-16-02325-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	804	100	
TOTALS	804		22,383

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2021								
				Heated Area: 804			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 16	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		445,258	
TOTAL MARKET OB/XF VALUE		78,846	
TOTAL LAND VALUE - MARKET		76,500	
TOTAL MARKET VALUE		600,604	
SOH/AGL Deduction		18,083	
ASSESSED VALUE		582,521	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		582,521	
TOTAL JUST VALUE		600,604	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		600,604	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050934	Electrical Servic	0	10/02/2024
24751	M H	275	07/14/2006
21745	M H	250	04/16/2004
10354	M H	125	10/20/1995
10355	M H	125	10/20/1995
10356	M H	125	10/20/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/0869	9/29/2020	WD	Q	I	01	477,500
GRANTOR: RIGSBY RENTALS INC						
GRANTEE: VICTORIA LAND MANAG						
1159/1146	9/30/2008	WD	Q	I		475,000
GRANTOR: GARY R JOHNSON & DEBO						
GRANTEE: RIGSBY RENTALS INC						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	OB/XF VALUE
1	0259	MHP HOOKUP	77,400
2	0166	CONC, PAVMT	240
3	0166	CONC, PAVMT	225
4	0166	CONC, PAVMT	333
5	0166	CONC, PAVMT	216
6	0166	CONC, PAVMT	432
TOTALS			78,846

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0259	MHP HOOKUP	0	0	0	18.00	UT	4,300.00	4,300.00	100	0
2	0166	CONC, PAVMT	0	0	10	160.00	UT	1.50	1.50	100	1993
3	0166	CONC, PAVMT	0	0	0	75.00	UT	3.00	3.00	100	1993
4	0166	CONC, PAVMT	0	0	0	111.00	UT	3.00	3.00	100	1993
5	0166	CONC, PAVMT	0	0	6	12	72.00	UT	3.00	100	1993
6	0166	CONC, PAVMT	0	0	12	12	144.00	UT	3.00	100	1993
TOTALS											

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S12 E32 S7 E12 N7 E16 N12S.	

LAND DESCRIPTION	
L N	USE CODE
1	0210

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0210	C	TRLR PARK	0		00	0.00	0.00	8.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	76,500							

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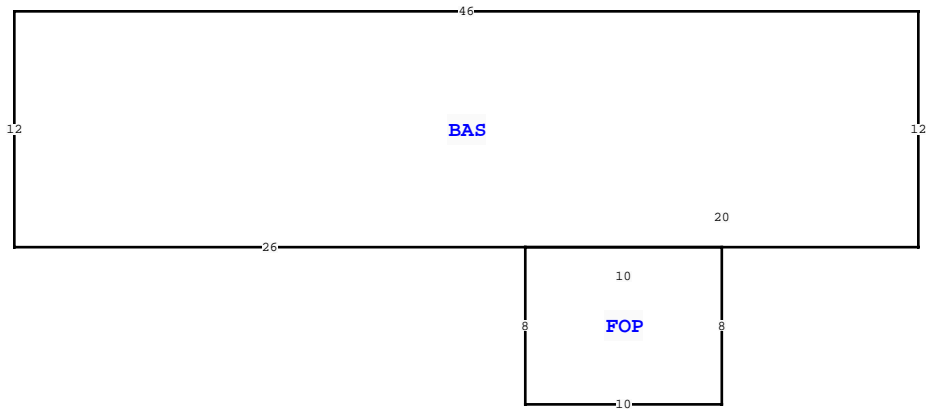
VICTORIA LAND MANAGEMENT LLC
300 COLONIAL CENTER PKWY, UNIT
ROSWELL, GA 30076

2026

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	552	100	15,235
FOP	80	35	773
TOTALS	632		16,008

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	580	115.0000	69.00	40,020	1971	1971	0	0	60.00	40.00
2 MOBILE HME 0% - 2021 Heated Area: 552 HX Base Yr											



767 NW AMANDA ST, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 2 of 16	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			445,258
TOTAL MARKET OB/XF VALUE			78,846
TOTAL LAND VALUE - MARKET			76,500
TOTAL MARKET VALUE			600,604
SOH/AGL Deduction			18,083
ASSESSED VALUE			582,521
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			582,521
TOTAL JUST VALUE			600,604
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			600,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10357	M H	125	10/20/1995
6920	M H	60	03/09/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1421/0869	9/29/2020	WD Q	Q	I	01	477,500
GRANTOR: RIGSBY RENTALS INC						
GRANTEE: VICTORIA LAND MANAG						
1159/1146	9/30/2008	WD Q	Q	I		475,000
GRANTOR: GARY R JOHNSON & DEBO						
GRANTEE: RIGSBY RENTALS INC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/09/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W46 S12 E26 FOP= S8 E10 N8 W10\$ E20 N12\$.	

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
TOTALS																
TOTAL OB/XF 0																

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

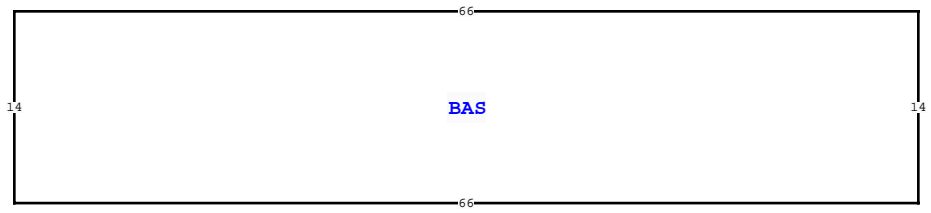
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ROSWELL, GA 30076

2026

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ELEMENT	CD		
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Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architctual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		924 26,168

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
15	MOBILE HME	0%	- 2021								
				Heated Area: 924			HX Base Yr				
											
				TOTALS	924		924	26,168			

COLUMBIA COUNTY PROPERTY		PAGE 15 of 16	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		445,258	
TOTAL MARKET OB/XF VALUE		78,846	
TOTAL LAND VALUE - MARKET		76,500	
TOTAL MARKET VALUE		600,604	
SOH/AGL Deduction		18,083	
ASSESSED VALUE		582,521	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		582,521	
TOTAL JUST VALUE		600,604	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		600,604	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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GRANTEE: VICTORIA LAND MANAG						
1159/1146	9/30/2008	WD	Q	I		475,000
GRANTOR: GARY R JOHNSON & DEBO						
GRANTEE: RIGSBY RENTALS INC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S14 E66 N14\$.

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																
767 NW AMANDA ST, LAKE CITY																																
<table border="0" style="width: 100%;"> <tr> <td style="width: 15%;">BLD DATE</td> <td style="width: 15%;"></td> <td style="width: 15%;">LGL DATE</td> <td style="width: 15%;"></td> <td style="width: 15%;">04/09/2025</td> <td style="width: 15%;">MLU</td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> <td></td> <td></td> </tr> </table>															BLD DATE		LGL DATE		04/09/2025	MLU	XF DATE		LAND DATE				INC DATE		AG DATE			
BLD DATE		LGL DATE		04/09/2025	MLU																											
XF DATE		LAND DATE																														
INC DATE		AG DATE																														

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

