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

2027

27-3S-16-02325-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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		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 2802 MH PARK

MAP NUM | MKT AREA 06

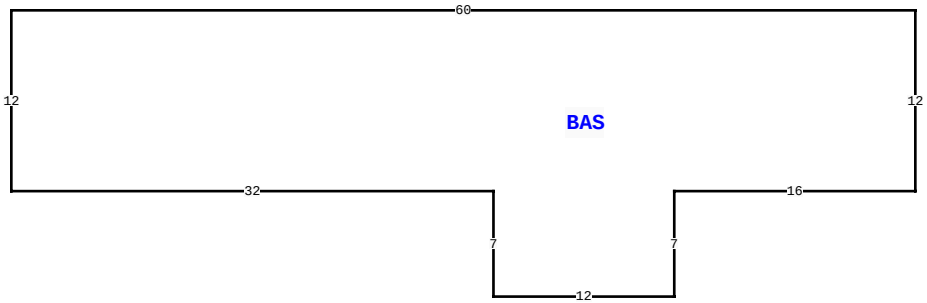
NEIGHBORHOOD/LOC 27316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	804	100		804	22,383
TOTALS	804			804	22,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	804	116.0000	69.60	55,958	1981	1981	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 804 HX Base Yr



767 NW AMANDA ST, 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
1	0259	MHP HOOKUP	0	0	0	0	18.00	UT	4,300.00	4,300.00	100	0	0	3	100	77,400	
2	0166	CONC,PAVMT	0	0	10	16	160.00	UT	1.50	1.50	100	1993	1993	3	100	240	
3	0166	CONC,PAVMT	0	0	0	0	75.00	UT	3.00	3.00	100	1993	1993	3	100	225	
4	0166	CONC,PAVMT	0	0	0	0	111.00	UT	3.00	3.00	100	1993	1993	3	100	333	
5	0166	CONC,PAVMT	0	0	6	12	72.00	UT	3.00	3.00	100	1993	1993	3	100	216	
6	0166	CONC,PAVMT	0	0	12	12	144.00	UT	3.00	3.00	100	1993	1993	3	100	432	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	444,025
TOTAL MARKET OB/XF VALUE	78,846
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	599,371
SOH/AGL Deduction	0
ASSESSED VALUE	599,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,371
TOTAL JUST VALUE	599,371
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E32 S7 E12 N7 E16 N12$.

LAND DESCRIPTION

TOTAL OB/XF 78,846

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	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							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 8.50 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/17/2026 BY SYS

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

2027

27-3S-16-02325-001

BUILDING CHARACTERISTICS

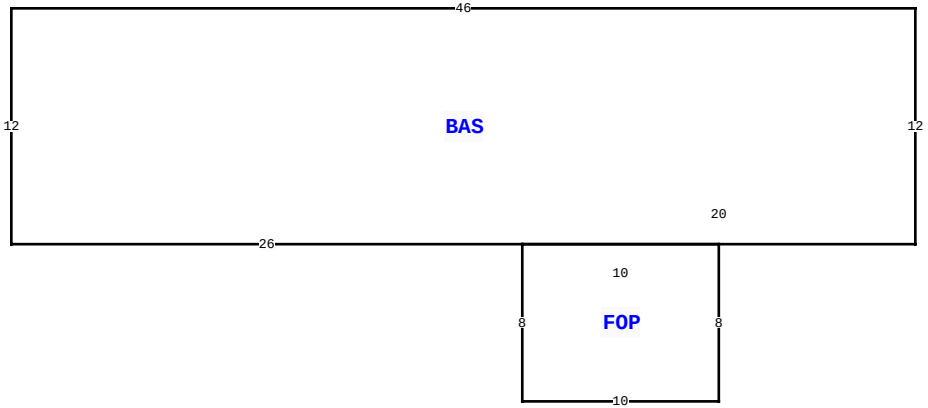
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	15,235
FOP	80	35		28	773
TOTALS	632			580	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	0	60.00	40.00

2 MOBILE HME 0% - 2021 Heated Area: 552 HX Base Yr



767 NW AMANDA ST, 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

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 12/06/2024 BY tommy Total Acres: 8.50 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	444,025
TOTAL MARKET OB/XF VALUE	78,846
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	599,371
SOH/AGL Deduction	0
ASSESSED VALUE	599,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,371
TOTAL JUST VALUE	599,371
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	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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S12 E26 FOP= S8 E10 N8 W10$ E20 N12$.

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

2027

27-3S-16-02325-001

BUILDING CHARACTERISTICS

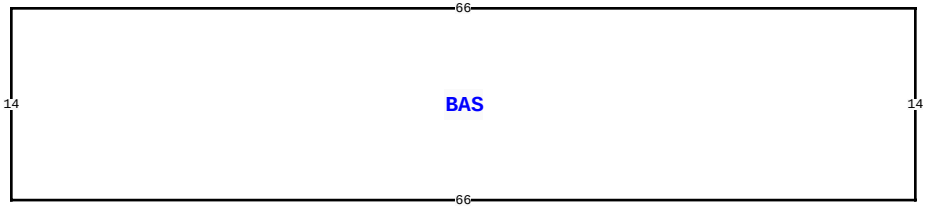
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	55,770
TOTALS	924			924	55,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	118.0000	109.74	101,400	1990	1990	0	0	0	45.00	55.00

3 MANUF 1 0% - 2021 Heated Area: 924 HX Base Yr



767 NW AMANDA ST, 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 3 of 16 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	444,025
TOTAL MARKET OB/XF VALUE	78,846
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	599,371
SOH/AGL Deduction	0
ASSESSED VALUE	599,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,371
TOTAL JUST VALUE	599,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 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 12/06/2024 BY tommy Total Acres: 8.50 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/17/2026 BY SYS

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

2027

27-3S-16-02325-001

BUILDING CHARACTERISTICS

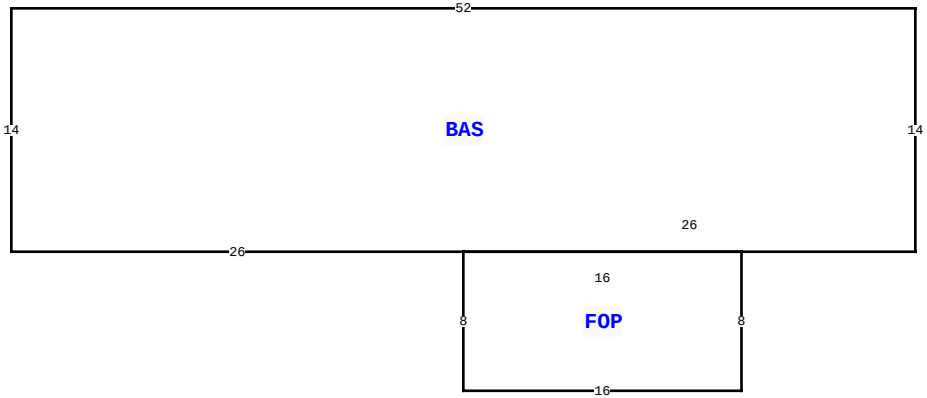
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	20,792
FOP	128	35		45	1,285
TOTALS	856			773	22,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	773	119.0000	71.40	55,192	1988	1988	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2021 Heated Area: 728 HX Base Yr



767 NW AMANDA ST, 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 4 of 16 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	444,025
TOTAL MARKET OB/XF VALUE	78,846
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	599,371
SOH/AGL Deduction	0
ASSESSED VALUE	599,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,371
TOTAL JUST VALUE	599,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E26 FOP= S8 E16 N8 W16$ E26 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 12/06/2024 BY tommy Total Acres: 8.50 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/17/2026 BY SYS

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

2027

27-3S-16-02325-001

BUILDING CHARACTERISTICS

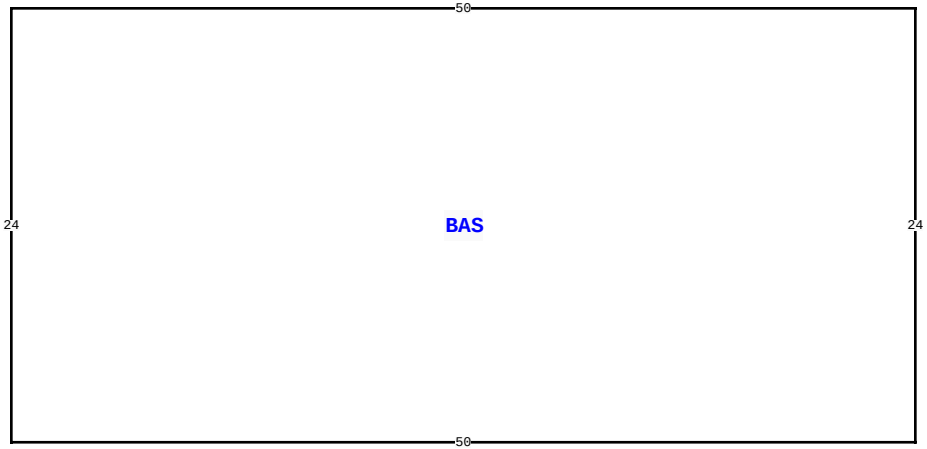
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	33,408
TOTALS	1,200			1,200	33,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,200	116.0000	69.60	83,520	1984	1984	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2021 Heated Area: 1200 HX Base Yr



767 NW AMANDA ST, 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 5 of 16 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	444,025
TOTAL MARKET OB/XF VALUE	78,846
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	599,371
SOH/AGL Deduction	0
ASSESSED VALUE	599,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,371
TOTAL JUST VALUE	599,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S24 E50 N24$.

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 12/06/2024 BY tommy Total Acres: 8.50 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/17/2026 BY SYS

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

2027

27-3S-16-02325-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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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 2802 MH PARK

MAP NUM | MKT AREA 06

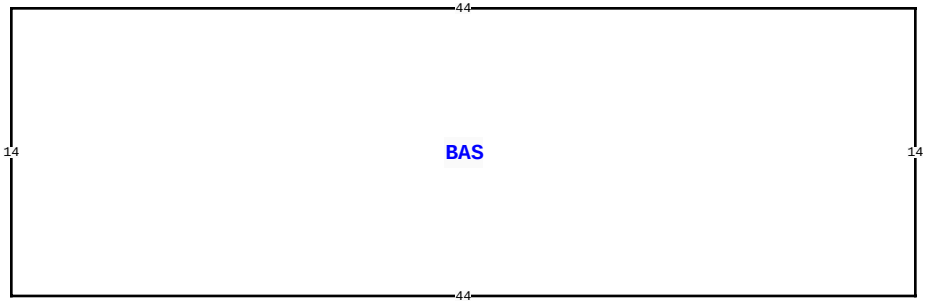
NEIGHBORHOOD/LOC 27316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	616	100		616	16,706
TOTALS	616			616	16,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	616	113.0000	67.80	41,765	1988	1988	0	0	0	60.00	40.00

6 MOBILE HME 0% - 2021 Heated Area: 616 HX Base Yr



767 NW AMANDA ST, 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 6 of 16 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	444,025
TOTAL MARKET OB/XF VALUE	78,846
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	599,371
SOH/AGL Deduction	0
ASSESSED VALUE	599,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,371
TOTAL JUST VALUE	599,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S14 E44 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 12/06/2024 BY tommy Total Acres: 8.50 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/17/2026 BY SYS

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

2027

27-3S-16-02325-001

BUILDING CHARACTERISTICS

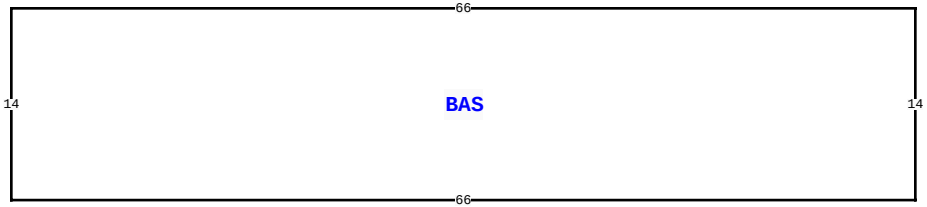
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,502
TOTALS	924			924	25,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	115.0000	69.00	63,756	1983	1983	0	0	0	60.00	40.00

7 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr



767 NW AMANDA ST, 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 7 of 16 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	444,025
TOTAL MARKET OB/XF VALUE	78,846
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	599,371
SOH/AGL Deduction	0
ASSESSED VALUE	599,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,371
TOTAL JUST VALUE	599,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 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 12/06/2024 BY tommy Total Acres: 8.50 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/17/2026 BY SYS

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

2027

27-3S-16-02325-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	02	SHED 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		3 100
Bathrooms		1.5 100
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 2802 MH PARK

MAP NUM | MKT AREA 06

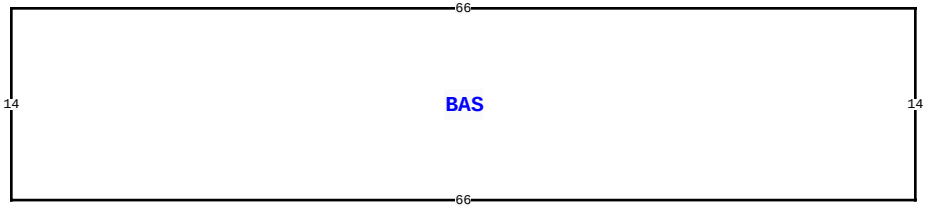
NEIGHBORHOOD/LOC 27316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,724
TOTALS	924			924	25,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	116.0000	69.60	64,310	1984	1984	0	0	0	60.00	40.00

8 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr



767 NW AMANDA ST, 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 8 of 16 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	444,025
TOTAL MARKET OB/XF VALUE	78,846
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	599,371
SOH/AGL Deduction	0
ASSESSED VALUE	599,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,371
TOTAL JUST VALUE	599,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 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 12/06/2024 BY tommy Total Acres: 8.50 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/17/2026 BY SYS

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

2027

27-3S-16-02325-001

BUILDING CHARACTERISTICS

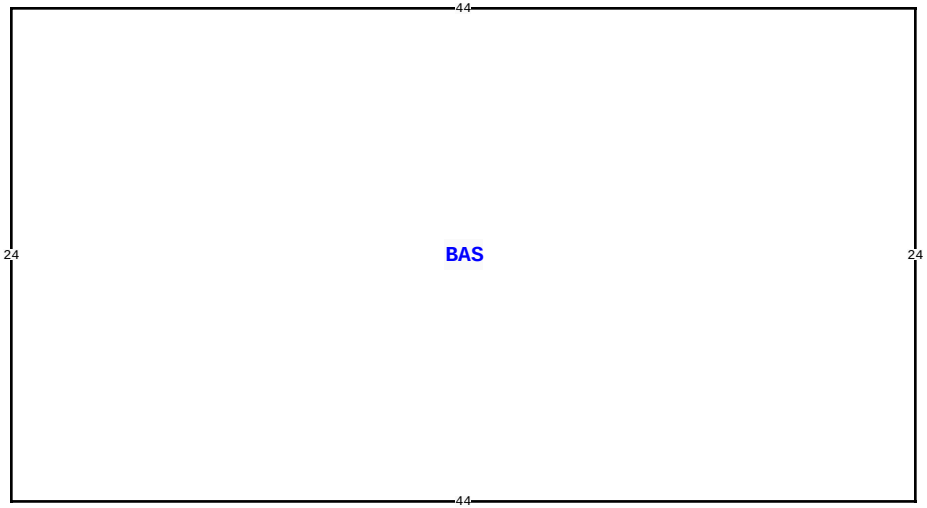
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	58,876
TOTALS	1,056			1,056	58,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,056	109.0000	101.37	107,047	1991	1991	0	0	0	45.00	55.00

9 MANUF 1 0% - 2021 Heated Area: 1056 HX Base Yr



767 NW AMANDA ST, 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 9 of 16 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	444,025
TOTAL MARKET OB/XF VALUE	78,846
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	599,371
SOH/AGL Deduction	0
ASSESSED VALUE	599,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,371
TOTAL JUST VALUE	599,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E44 N24$.

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 12/06/2024 BY tommy Total Acres: 8.50 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/17/2026 BY SYS

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

2027

27-3S-16-02325-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 2802 MH PARK

MAP NUM | MKT AREA 06

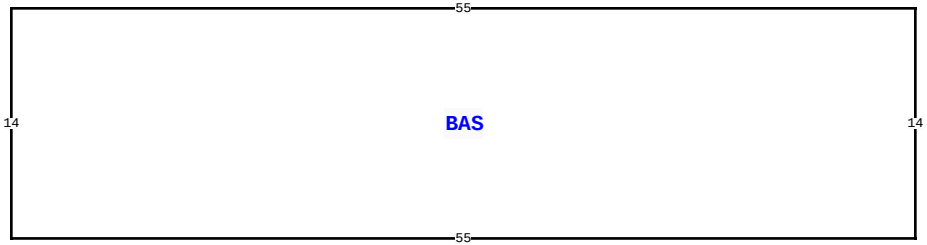
NEIGHBORHOOD/LOC 27316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100		770	21,437
TOTALS	770			770	21,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	770	116.0000	69.60	53,592	1971	1971	0	0	0	60.00	40.00

10 MOBILE HME 0% - 2021 Heated Area: 770 HX Base Yr



767 NW AMANDA ST, 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 10 of 16 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	444,025
TOTAL MARKET OB/XF VALUE	78,846
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	599,371
SOH/AGL Deduction	0
ASSESSED VALUE	599,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,371
TOTAL JUST VALUE	599,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S14 E55 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 12/06/2024 BY tommy Total Acres: 8.50 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/17/2026 BY SYS

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

2027

27-3S-16-02325-001

BUILDING CHARACTERISTICS

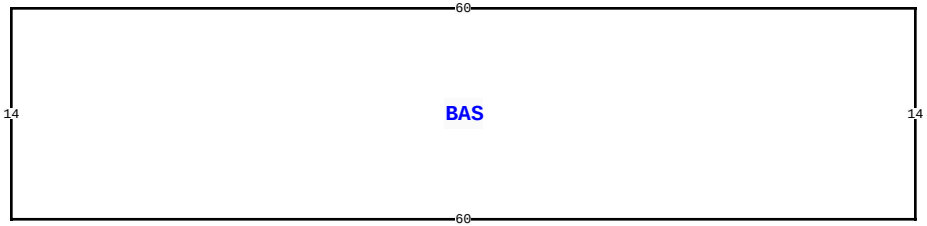
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	23,789
TOTALS	840			840	23,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	118.0000	70.80	59,472	1985	1985	0	0	0	60.00	40.00

11 MOBILE HME 0% - 2021 Heated Area: 840 HX Base Yr



767 NW AMANDA ST, 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 11 of 16 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	444,025
TOTAL MARKET OB/XF VALUE	78,846
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	599,371
SOH/AGL Deduction	0
ASSESSED VALUE	599,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,371
TOTAL JUST VALUE	599,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 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 12/06/2024 BY tommy Total Acres: 8.50 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/17/2026 BY SYS

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

2027

27-3S-16-02325-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		2 100
Bathrooms		2 100
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 2802 MH PARK

MAP NUM | MKT AREA 06

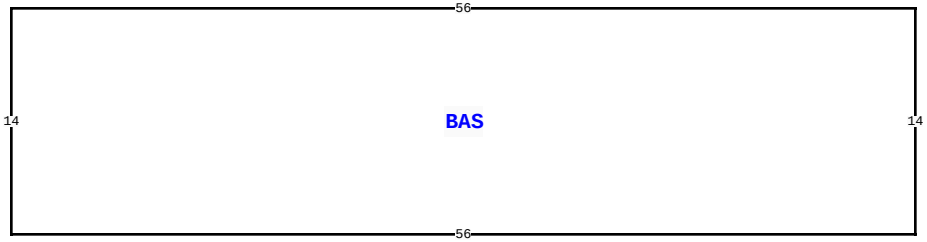
NEIGHBORHOOD/LOC 27316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	21,638
TOTALS	784			784	21,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	115.0000	69.00	54,096	1983	1983	0	0	0	60.00	40.00

12 MOBILE HME 0% - 2021 Heated Area: 784 HX Base Yr



767 NW AMANDA ST, 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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	444,025
TOTAL MARKET OB/XF VALUE	78,846
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	599,371
SOH/AGL Deduction	0
ASSESSED VALUE	599,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,371
TOTAL JUST VALUE	599,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 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 12/06/2024 BY tommy Total Acres: 8.50 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/17/2026 BY SYS

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

2027

27-3S-16-02325-001

BUILDING CHARACTERISTICS

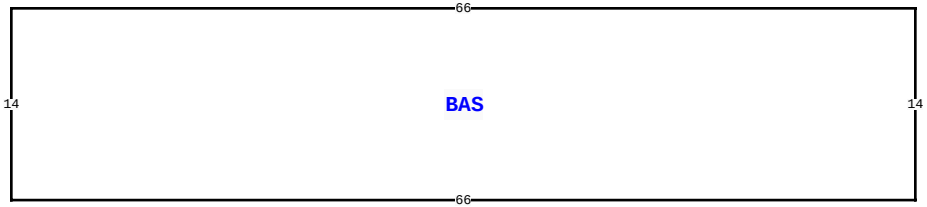
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	26,168
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
0800	02	924	118.0000	70.80	65,419	1980	1980	0	0	0	60.00	40.00

13 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr



767 NW AMANDA ST, 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 13 of 16 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	444,025
TOTAL MARKET OB/XF VALUE	78,846
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	599,371
SOH/AGL Deduction	0
ASSESSED VALUE	599,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,371
TOTAL JUST VALUE	599,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 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 12/06/2024 BY tommy Total Acres: 8.50 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/17/2026 BY SYS

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

2027

27-3S-16-02325-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

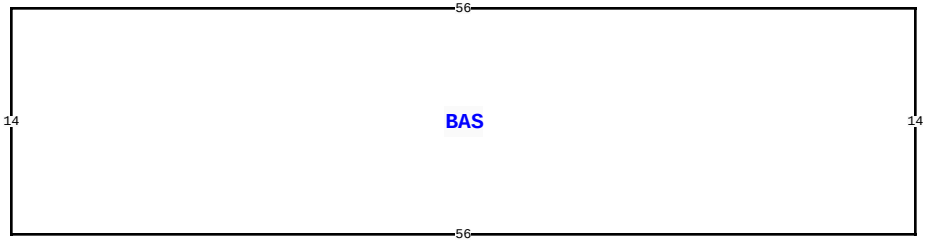
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	22,203
TOTALS	784			784	22,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	118.0000	70.80	55,507	1986	1986	0	0	0	60.00	40.00

14 MOBILE HME 0% - 2021 Heated Area: 784 HX Base Yr



767 NW AMANDA ST, 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 14 of 16 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	444,025
TOTAL MARKET OB/XF VALUE	78,846
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	599,371
SOH/AGL Deduction	0
ASSESSED VALUE	599,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,371
TOTAL JUST VALUE	599,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 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 12/06/2024 BY tommy Total Acres: 8.50 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/17/2026 BY SYS

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

2027

27-3S-16-02325-001

BUILDING CHARACTERISTICS

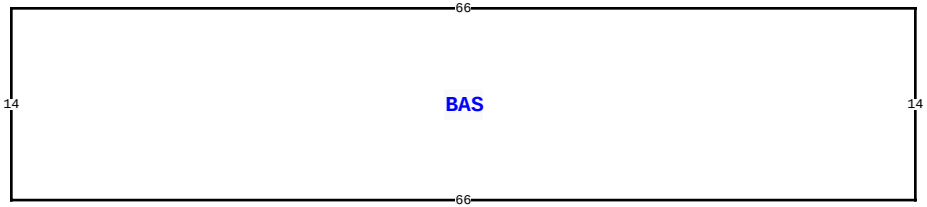
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	26,168
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
0800	02	924	118.0000	70.80	65,419	1988	1988	0	0	0	60.00	40.00

15 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr



767 NW AMANDA ST, 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 15 of 16 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	444,025
TOTAL MARKET OB/XF VALUE	78,846
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	599,371
SOH/AGL Deduction	0
ASSESSED VALUE	599,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,371
TOTAL JUST VALUE	599,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 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

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VICTORIA LAND MANAGEMENT LLC
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ROSWELL, GA 30076

2027

27-3S-16-02325-001

BUILDING CHARACTERISTICS

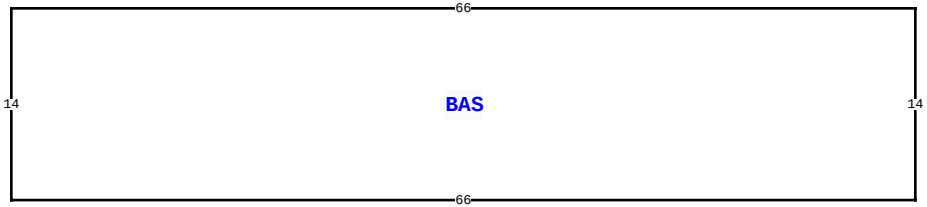
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Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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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
0800	02	924	118.0000	70.80	65,419	1982	1982	0	0	0	60.00	40.00

16 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr



767 NW AMANDA ST, 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 16 of 16 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	444,025
TOTAL MARKET OB/XF VALUE	78,846
TOTAL LAND VALUE - MARKET	76,500
TOTAL MARKET VALUE	599,371
SOH/AGL Deduction	0
ASSESSED VALUE	599,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,371
TOTAL JUST VALUE	599,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	600,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 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 12/06/2024 BY tommy Total Acres: 8.50 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 11/17/2026 BY SYS