COMM SW COR OF NW1/4 OF SW1/4, N
FT FOR POB, N 139.88 FT, E 417.4
FT, W 419.86 FT TO POB.

MAR-MIC DEVELOPERS LLC
P O BOX 3243
VALDOSTA, GA 31604

2026

31-3S-17-06207-000

BUILDING CHARACTERISTICS

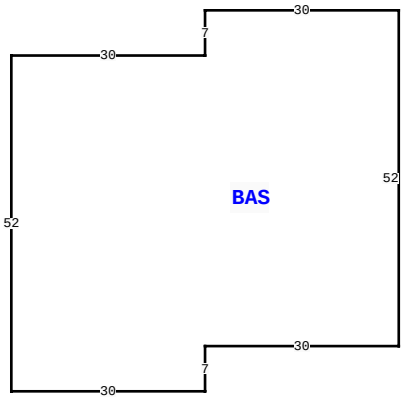
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
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
NEIGHBORHOOD/LOC	31317.00	1.00/

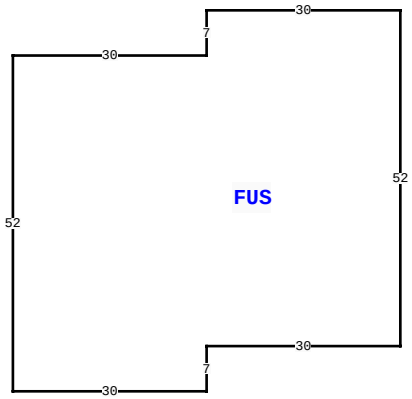
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,120	100		3,120	105,019
FUS	3,120	100		3,120	105,019
TOTALS	6,240			6,240	210,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	6,240	106.8580	67.32	420,077	1982	1982	0	0	0	50.00	50.00

1 M/FAM LOW 0% - 0 Heated Area: 6240 HX Base Yr





1418 NW WAYNE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	630,114
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	337,953
TOTAL MARKET VALUE	976,067
SOH/AGL Deduction	0
ASSESSED VALUE	976,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	976,067
TOTAL JUST VALUE	976,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	901,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/2421	8/27/2014	WD	U	I	38	486,400
GRANTOR: WAYNE MANOR LLC						
GRANTEE: MAR-MIC DEVELOPERS						
1080/0617	3/31/2006	WD	Q	I		1,032,000
GRANTOR: RODNEY D MCGALLIARD						
GRANTEE: WAYNE MANOR LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S7 W30 S52 E30 N7 E30 N52$ PTR=E20 S7 FUS= E30 N7 E30S52 W30 S7 W30 N52$ W20 N7$.

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	0300	C	MULTI-FAM	0		*RMF-2	240.00	418.00	58,520.00	SF		1.00	1.00	1.10	5.25	5.78	337,953							

REVIEW DATE 08/17/2016 BY DF Total Acres: 1.34 Total Land Value: 337,953 Market: 0 Agricultural: 0 Common: 337,953 PRINTED 06/22/2026 BY SYS

COMM SW COR OF NW1/4 OF SW1/4, N FT FOR POB, N 139.88 FT, E 417.4 FT, W 419.86 FT TO POB.

MAR-MIC DEVELOPERS LLC
P O BOX 3243
VALDOSTA, GA 31604

2026

31-3S-17-06207-000

BUILDING CHARACTERISTICS

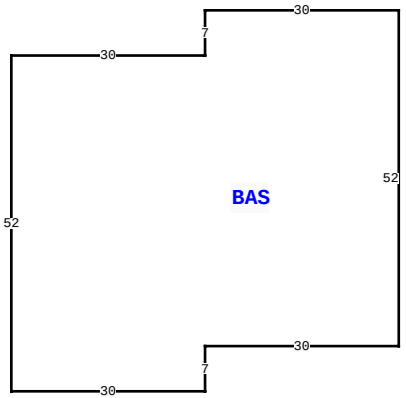
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
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
NEIGHBORHOOD/LOC	31317.00	1.00/

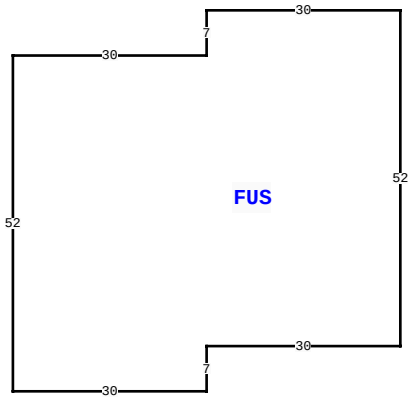
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,120	100		3,120	105,019
FUS	3,120	100		3,120	105,019
TOTALS	6,240			6,240	210,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	6,240	106.8580	67.32	420,077	1982	1982	0	0	0	50.00	50.00

2 M/FAM LOW 0% - 0 Heated Area: 6240 HX Base Yr





1418 NW WAYNE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	630,114
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	337,953
TOTAL MARKET VALUE	976,067
SOH/AGL Deduction	0
ASSESSED VALUE	976,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	976,067
TOTAL JUST VALUE	976,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	901,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/2421	8/27/2014	WD	U	I	38	486,400
GRANTOR: WAYNE MANOR LLC						
GRANTEE: MAR-MIC DEVELOPERS						
1080/0617	3/31/2006	WD	Q	I		1,032,000
GRANTOR: RODNEY D MCGALLIARD						
GRANTEE: WAYNE MANOR LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S7 W30 S52 E30 N7 E30 N52$ PTR=E20 S7 FUS= E30 N7 E30S52 W30 S7 W30 N52$ W20 N7$.

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 08/17/2016 BY DF Total Acres: 1.34 Total Land Value: 337,953 Market: 0 Agricultural: 0 Common: 337,953 PRINTED 06/22/2026 BY SYS

COMM SW COR OF NW1/4 OF SW1/4, N
FT FOR POB, N 139.88 FT, E 417.4
FT, W 419.86 FT TO POB.

MAR-MIC DEVELOPERS LLC
P O BOX 3243
VALDOSTA, GA 31604

2026

31-3S-17-06207-000

BUILDING CHARACTERISTICS

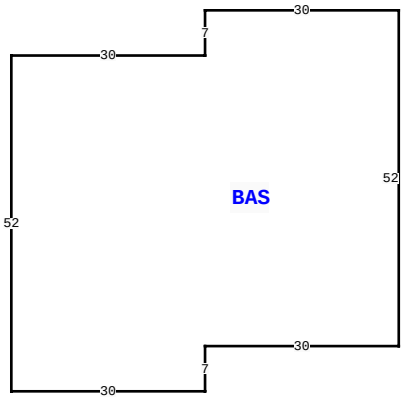
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
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
NEIGHBORHOOD/LOC	31317.00	1.00/

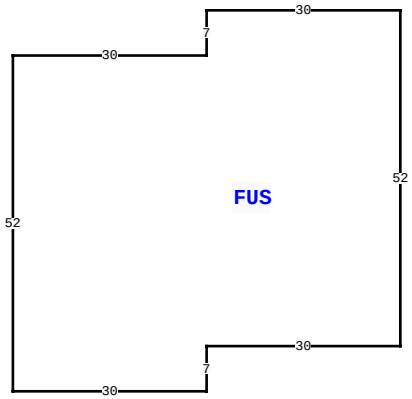
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,120	100		3,120	105,019
FUS	3,120	100		3,120	105,019
TOTALS	6,240			6,240	210,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2200	03	6,240	106.8580	67.32	420,077	1982	1982	0	0	0	50.00	50.00

3 M/FAM LOW 0% - 0 Heated Area: 6240 HX Base Yr





1418 NW WAYNE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	630,114
TOTAL MARKET OB/XF VALUE	8,000
TOTAL LAND VALUE - MARKET	337,953
TOTAL MARKET VALUE	976,067
SOH/AGL Deduction	0
ASSESSED VALUE	976,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	976,067
TOTAL JUST VALUE	976,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	901,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/2421	8/27/2014	WD	U	I	38	486,400
GRANTOR: WAYNE MANOR LLC						
GRANTEE: MAR-MIC DEVELOPERS						
1080/0617	3/31/2006	WD	Q	I		1,032,000
GRANTOR: RODNEY D MCGALLIARD						
GRANTEE: WAYNE MANOR LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S7 W30 S52 E30 N7 E30 N52$ PTR=E20 S7 FUS= E30 N7 E30 S52 W30 S7 W30 N52$ W20N7$.

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 08/17/2016 BY DF Total Acres: 1.34 Total Land Value: 337,953 Market: 0 Agricultural: 0 Common: 337,953 PRINTED 06/22/2026 BY SYS