

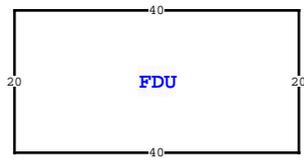
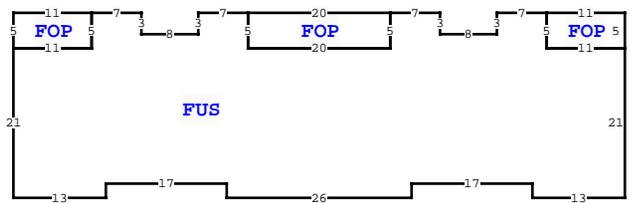
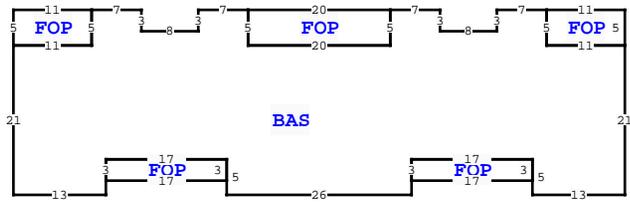
COMM SW COR OF NW1/4 OF SW1/4, N
 FT FOR POB, N 309.77 FT, E 406.4
 103.68 FT, SW 43 DEG 26.47 FT, W

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

2026

31-3S-17-06212-000


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID 80			
Exterior Wall	16	WD FR STUC 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Story Height		0 100			
RMS		0 100			
Stories	2.	2. 100			
Units		4 100			
Condition Adj	02	02 100			
Kitchen Adjus	01	01 100			
Quality	04	04			
DOR CODE		0300MULTI-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	1,808	100		1,808	62,675
FDU	800	60		480	16,639
FOP	522	30		157	5,443
FUS	1,910	100		1,910	66,210
TOTALS	5,040			4,355	150,966

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1 M/FAM ROW	0%	- 0																					
Heated Area: 3718 HX Base Yr																							
																							
																							
																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																					
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 5	1	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 1		Tax Dist:				
BUILDING MARKET VALUE				1,205,291		
TOTAL MARKET OB/XF VALUE				9,500		
TOTAL LAND VALUE - MARKET				429,501		
TOTAL MARKET VALUE				1,644,292		
SOH/AGL Deduction				0		
ASSESSED VALUE				1,644,292		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,644,292		
TOTAL JUST VALUE				1,644,292		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				1,596,067		
BLDG:6:1: 4 BLDG						
BLDG:5:1: 2 BLDG						
SALE:3:1: CERTIFICATE OF TITLE						
BLDG:3:1: 1 BLDG						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000047801	Electrical Servic	0	08/01/2023			
000046012	Remodel	5,000	12/01/2022			
14-0403	REMODEL	0	10/23/2014			
14-0361	MAINT/ALTR	0	09/30/2014			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/2425	8/27/2014	WD	U	I	38	770,000
GRANTOR: GREENTREE TOWNHOUSES						
GRANTEE: MAR-MIC DEVELOPERS						
1071/2521	1/19/2006	WD	Q	I		1,430,000
GRANTOR: CASA VERDE INC						
GRANTEE: GREENTREE TOWNHOUSE						
BUILDING NOTES						
BUILDING DIMENSIONS						
FOP= N5 W11 S5 E11\$ BAS= W11N5 W7 S3 W8 N3 W7 FOP= W20 S5E20 N5\$ S5 W20 N5 W7 S3 W8 N3 W7 FOP= W11 S5 E11 N5\$ S5 W11S21 E13N2 FOP= E17 N3 W17 S3\$ N3 E17 S5 E26 N2 FOP= E17 N3 W17 S3\$ N3 E17 S5 E13 N21\$ PTR=N35 FOP= N5 W11 S5 E11\$ FUS= W11 N5 W7 S3 W8 N3 W7 FOP= W20 S5 E20 N5\$ S5 W20 N5W7 S3 W8 N3 W7 FOP= W11 S5 E11 N5\$ S5 W11 S21 E13 N2 E17 S2 E26 N2 E17 S2 E13 N21\$ S35\$PTR=N50 FDU= N20 W40 S20 E40\$S50\$.						

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
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,500	

TOTAL OB/XF												9,500					
1459 NW WAYNE PL, LAKE CITY																	

LAND DESCRIPTION												TOTAL OB/XF						9,500						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		*RMF	110.00	326.00	101,059.00	SF		1.00	1.00	1.00	4.25	4.25	429,501							

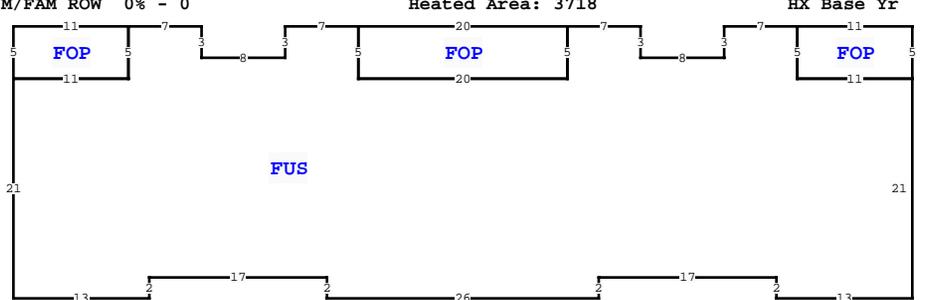
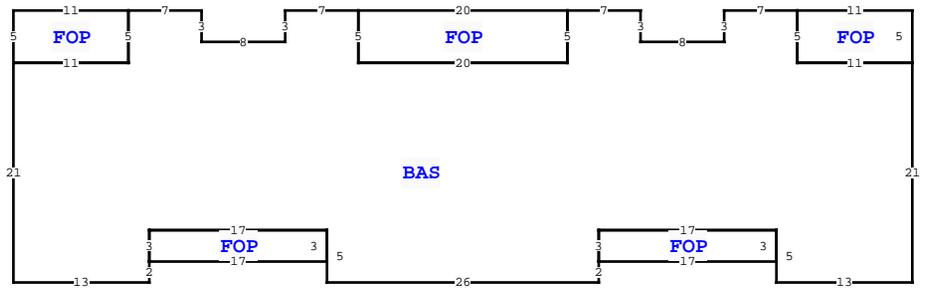
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 FT FOR POB, N 309.77 FT, E 406.4
 103.68 FT, SW 43 DEG 26.47 FT, W

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

2026

31-3S-17-06212-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Stories	2.	2.	100
Units		4	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0300MULTI-FAM 10+		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,808	100	
FOP	522	30	
FUS	1,910	100	
TOTALS	4,240		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2 M/FAM ROW		0%	- 0																				
Heated Area: 3718 HX Base Yr																							
																							
																							
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BLD DATE		LGL DATE																					
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INC DATE		AG DATE																					

1459 NW WAYNE PL, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 5
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			1,205,291
TOTAL MARKET OB/XF VALUE			9,500
TOTAL LAND VALUE - MARKET			429,501
TOTAL MARKET VALUE			1,644,292
SOH/AGL Deduction			0
ASSESSED VALUE			1,644,292
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,644,292
TOTAL JUST VALUE			1,644,292
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,596,067
SALE:2:1: SPECIAL WARRANTY DEED			
LAND:1:1: ADJ3;SIZE 2.32 ACS..			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/2425	8/27/2014	WD	U	I	38	770,000
GRANTOR: GREENTREE TOWNHOUSES						
GRANTEE: MAR-MIC DEVELOPERS						
1071/2521	1/19/2006	WD	Q	I		1,430,000
GRANTOR: CASA VERDE INC						
GRANTEE: GREENTREE TOWNHOUSE						

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP= N5 W11 S5 E11\$ BAS= W11N5W7S3W8N3W7 FOP= W20 S5 E20 N5\$ S5 W20 N5 W7 S3 W8 N3 W7 FOP= W11 S5 E11 N5\$ S5 W11 S21 E13 N2 FOP= E17 N3 W17 S3\$ N3 E17 S5 E26 N2 FOP= E17N3 W17 S3 \$ N3 E17 S5 E13 N21\$ PTR=N35 FOP= N5W11 S5 E11\$ FUS= W11 N5 W7 S3 W8 N3 W7 FOP= W20 S5 E20 N5\$ S5 W20 N5W7 S3 W8 N3 W7 FOP= W11 S5 E11 N5 \$ S5 W11 S21 E13 N2 E17 S2 E26 N2 E17 S2 E13 N21\$ S35\$.	

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

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

COMM SW COR OF NW1/4 OF SW1/4, N
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Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Story Height		0 100	
RMS		0 100	
Stories	2.	2. 100	
Units		8 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	04	04	
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
BAS	3,616	100	
FOP	1,044	30	
FUS	3,820	100	
TOTALS	8,480		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
5	M/FAM ROW	0%	- 0									Heated Area: 7436 Unexpected EOF () at line 1:4 inside area NULL. Expecting COLON or EQUAL.	
										HX Base Yr			

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND 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
1459 NW WAYNE PL, LAKE CITY																								

COLUMBIA COUNTY PROPERTY		PAGE 4 of 5	1
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ASSESSED VALUE			1,644,292
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,644,292
TOTAL JUST VALUE			1,644,292
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,596,067

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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1071/2521	1/19/2006	WD	Q	I		1,430,000
GRANTOR: CASA VERDE INC						
GRANTEE: GREENTREE TOWNHOUSE						

BUILDING NOTES

BUILDING DIMENSIONS
NULL

