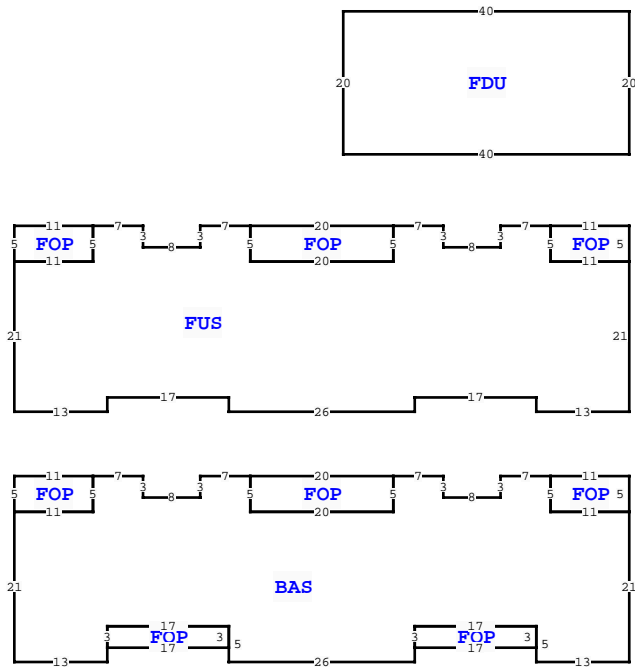


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	31	VINYL SID	80		
Exterior Wall	16	WD FR STUC	20		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	08	SHT VINYL	20		
Air Condition	03	CENTRAL	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	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	1,808	100		1,808	61,002
FDU	800	60		480	16,195
FOP	522	30		157	5,297
FUS	1,910	100		1,910	64,444
TOTALS	5,040			4,355	146,938

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"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/11/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/11/2026		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			05/11/2026		MLU																			

COLUMBIA COUNTY PROPERTY				PAGE 1 of 5	1	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 1		Tax Dist:				
BUILDING MARKET VALUE				1,173,113		
TOTAL MARKET OB/XF VALUE				9,500		
TOTAL LAND VALUE - MARKET				530,560		
TOTAL MARKET VALUE				1,713,173		
SOH/AGL Deduction				0		
ASSESSED VALUE				1,713,173		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,713,173		
TOTAL JUST VALUE				1,713,173		
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	5.25	5.25	530,560							

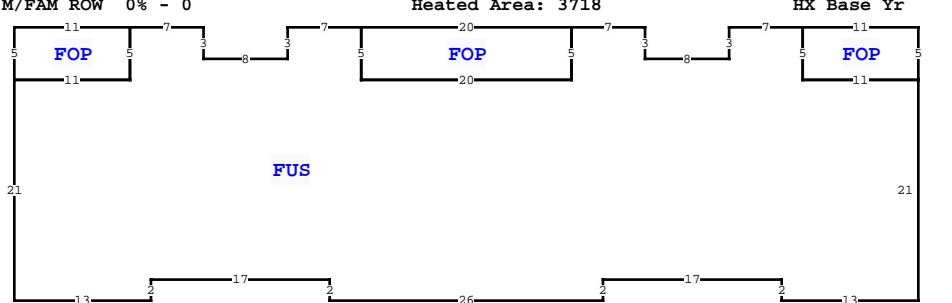
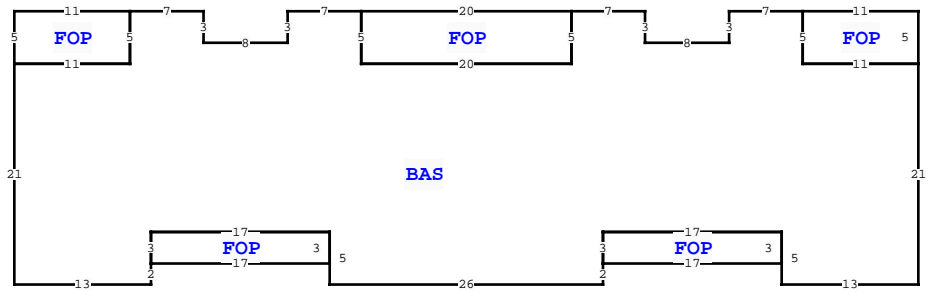
COMM SW COR OF NW1/4 OF SW1/4, N
 FT FOR POB, N 309.77 FT, E 406.4
 103.68 FT, SW 43 DEG 26.47 FT, W

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
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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		
		3,875	132,021

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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1459 NW WAYNE PL, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 2 of 5	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			1,173,113
TOTAL MARKET OB/XF VALUE			9,500
TOTAL LAND VALUE - MARKET			530,560
TOTAL MARKET VALUE			1,713,173
SOH/AGL Deduction			0
ASSESSED VALUE			1,713,173
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,713,173
TOTAL JUST VALUE			1,713,173
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						
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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	
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

