

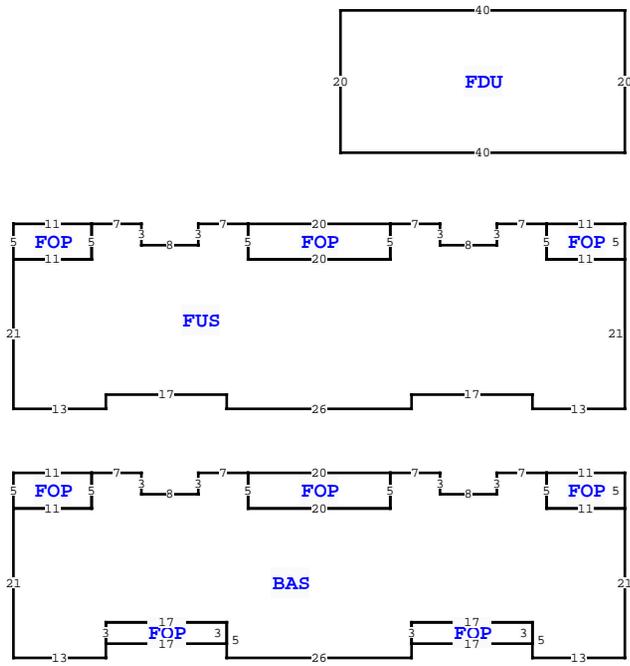
COMM SW COR OF NW1/4 OF SW1/4, N  
 FT FOR POB, N 309.77 FT, E 406.4  
 103.68 FT, SW 43 DEG 26.47 FT, W

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

**2026**

31-3S-17-06212-000  


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 80				
16	WD FR STUC 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 80				
08	SHT VINYL 20				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
1	100				
02	WOOD FRAME 100				
0	100				
0	100				
2.	2. 100				
4	100				
02	02 100				
01	01 100				
04	04				
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	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"> <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></td> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			

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						
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							







