

COLUMBIA COUNTY

Property Appraiser

Parcel 27-3S-16-02325-001

Owners

VICTORIA LAND MANAGEMENT LLC
300 COLONIAL CENTER PKWY, UNIT 100 N
ROSWELL, GA 30076

Parcel Summary

Location	767 NW AMANDA ST
Use Code	2802: MH PARK
Tax District	2: COUNTY
Section	27
Township	3S
Range	16
Acreage	8.5000
Subdivision	DIST 2

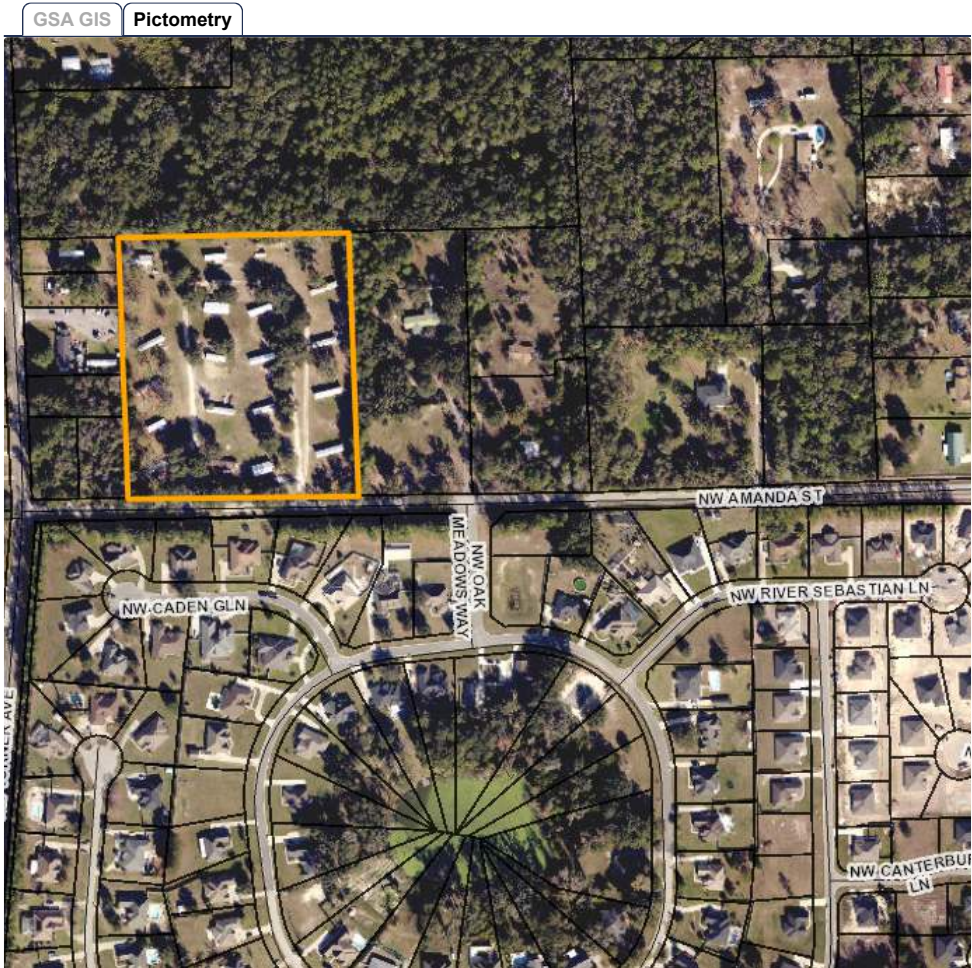
Additional Site Addresses

767 NW AMANDA ST
767 NW AMANDA ST
767 NW AMANDA ST
767 NW AMANDA ST
767 NW AMANDA ST
767 NW AMANDA ST
767 NW AMANDA ST

Legal Description

COMM SE COR OF SW1/4 OF SW1/4, RUN W 560.74 FT FOR POB, CONT W 560.62 FT, N 660.46 FT, E 560.62 FT, S 660.36 FT TO POB.

752-290, 804-854, 807-2486, WD 998-1512,
WD 1082-2517, WD 1159-1146, WD 1421-869,



Working Values

	2025
Total Building	\$371,440
Total Extra Features	\$78,846
Total Market Land	\$68,000
Total Ag Land	\$0
Total Market	\$518,286
Total Assessed	\$518,286
Total Exempt	\$0
Total Taxable	\$518,286
SOH Diff	\$0

Value History

	2023	2022	2021	2020	2019	2018
Total Building	\$335,094	\$260,067	\$214,854	\$157,354	\$145,965	\$129,656
Total Extra Features	\$78,846	\$78,846	\$78,846	\$78,846	\$78,846	\$80,674
Total Market Land	\$68,000	\$68,000	\$68,000	\$67,421	\$67,421	\$67,421
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$481,940	\$406,913	\$361,700	\$303,621	\$292,232	\$277,751
Total Assessed	\$437,657	\$397,870	\$361,700	\$303,621	\$292,232	\$277,751
Total Exempt	\$0	\$0	\$0	\$0	\$0	\$0
Total Taxable	\$437,657	\$397,870	\$361,700	\$303,621	\$292,232	\$277,751
SOH Diff	\$44,283	\$9,043	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

Instrument / Official Record	Date	QU	Reason	Type	V/I	Sale Price	Ownership
WD 1421/0869	2020-09-29	Q	01	WARRANTY DEED	Improved	\$477,500	Grantor: RIGSBY RENTALS INC Grantee: VICTORIA LAND MANAGEMENT LLC
WD 1159/1146	2008-09-30	Q		WARRANTY DEED	Improved	\$475,000	Grantor: GARY R JOHNSON & DEBORAH DRYSEL Grantee: RIGSBY RENTALS INC
WD 1082/2517	2006-04-01	Q		WARRANTY DEED	Improved	\$450,000	Grantor: 3D PROPERTIES OF FLORIDA LLC Grantee: GARY R JOHNSON & DEBORAH A DRYSEL
WD 0998/1512	2003-10-28	Q		WARRANTY DEED	Improved	\$255,000	Grantor: MELVIN SR & GLENDA SHEPPARD Grantee: 3D PROPERTIES OF FLORIDA LLC
WD 0807/2486	1995-07-12	U	12	WARRANTY DEED	Improved	\$100,000	Grantor: MARJORY B MCDONALD Grantee: MELVIN & GLENDA SHEPPARD
CT 0804/0853	1995-04-04	U	11	CERTIFICATE OF TITLE	Improved	\$110,000	Grantor: ROBERT A & SUSAN H MURRAY Grantee: MARJORY B MCDONALD
WD 0752/0290	1991-09-27	U	35	WARRANTY DEED	Improved	\$105,000	Grantor: MARJORY MCDONALD Grantee: ROBERT MURRAY
WD 0730/0127	1990-08-23	U	35	WARRANTY DEED	Improved	\$125,000	Grantor: WILLIAM BLACKWELL Grantee: MARJORY MCDONALD
WD 0674/0362	1989-01-24	U		WARRANTY DEED	Vacant	\$22,500	Grantor: SANDERS ONYS Grantee: BLACKWELL WILLIAM
WD 0674/0361	1989-01-24	U		WARRANTY DEED	Vacant	\$10,000	Grantor: POPE ALFRED Grantee: BLACKWELL WILLIAM
WD 0666/0769	1988-11-07	Q		WARRANTY DEED	Vacant	\$19,200	Grantor: SANDERS ONYS Grantee: BALCKWELL WILLIAM &

Buildings

Building # 1, Section # 1, 8876, MOBILE HOME

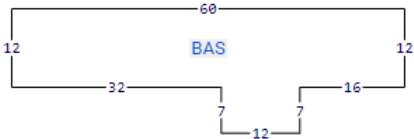
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	804	\$51,295	1981	1981	0.00%	65.00%	35.00%	\$17,953

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	26	ALM SIDING
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	1.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	804	100%	804



Building # 2, Section # 1, 6347, MOBILE HOME

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	552	\$36,685	1971	1971	0.00%	65.00%	35.00%	\$12,840

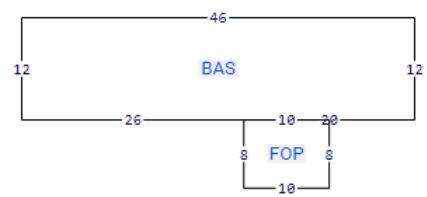
Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	26	ALM SIDING
RS	Roof Structure	03	GABLE/HIP

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	552	100%	552
FOP	80	35%	28

Type	Description	Code	Details
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	1.00	
BTH	Bathrooms	1.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01



Building # 3, Section # 1, 22702, MOBILE HOME

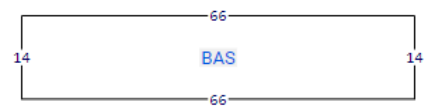
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0201	02	924	\$94,858	1990	1990	0.00%	45.00%	55.00%	\$52,172

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	26	ALM SIDING
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	924	100%	924



Building # 4, Section # 1, 8756, MOBILE HOME

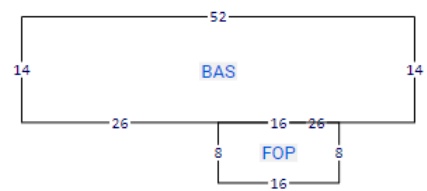
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	728	\$50,593	1988	1988	0.00%	65.00%	35.00%	\$17,708

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	26	ALM SIDING
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	728	100%	728
FOP	128	35%	45



Type	Description	Code	Details
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Building # 5, Section # 1, 13248, MOBILE HOME

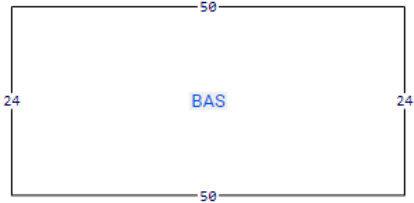
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	1200	\$76,560	1984	1984	0.00%	65.00%	35.00%	\$26,796

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,200	100%	1,200



Building # 6, Section # 1, 6623, MOBILE HOME

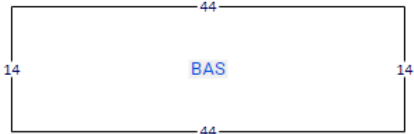
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	616	\$38,284	1988	1988	0.00%	65.00%	35.00%	\$13,399

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	1.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	616	100%	616



Building # 7, Section # 1, 10112, MOBILE HOME

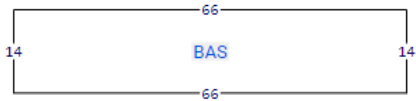
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	924	\$58,443	1983	1983	0.00%	65.00%	35.00%	\$20,455

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	1.50	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	924	100%	924



Building # 8, Section # 1, 10200, MOBILE HOME

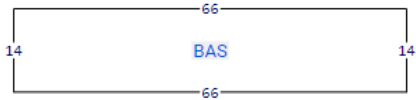
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	924	\$58,951	1984	1984	0.00%	65.00%	35.00%	\$20,633

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	26	ALM SIDING
RS	Roof Structure	02	SHED
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	1.50	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	924	100%	924



Building # 9, Section # 1, 24172, MOBILE HOME

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0201	02	1056	\$100,140	1991	1991	0.00%	45.00%	55.00%	\$55,077

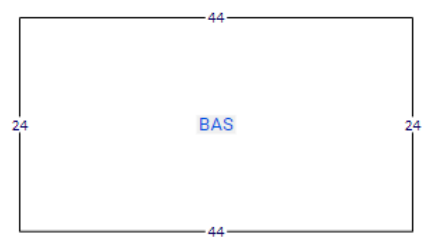
Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	08	WD OR PLY
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	03	COMP SHNGL
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,056	100%	1,056

Type	Description	Code	Details
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01



Building # 10, Section # 1, 8500, MOBILE HOME

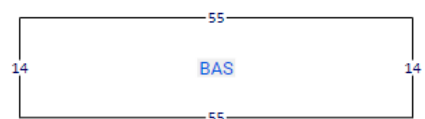
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	770	\$49,126	1971	1971	0.00%	65.00%	35.00%	\$17,194

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	26	ALM SIDING
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	04	PLYWOOD
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	1.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	770	100%	770



Building # 11, Section # 1, 9435, MOBILE HOME

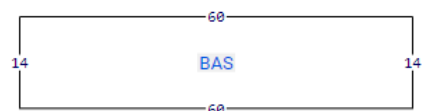
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	840	\$54,516	1985	1985	0.00%	65.00%	35.00%	\$19,081

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	26	ALM SIDING
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	840	100%	840



Type	Description	Code	Details
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Building # 12, Section # 1, 8580, MOBILE HOME

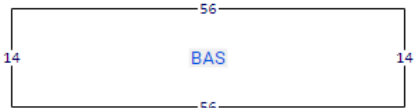
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	784	\$49,588	1983	1983	0.00%	65.00%	35.00%	\$17,356

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	31	VINYL SID
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	784	100%	784



Building # 13, Section # 1, 10378, MOBILE HOME

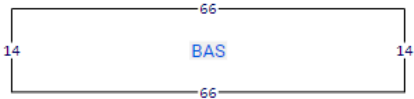
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	924	\$59,968	1980	1980	0.00%	65.00%	35.00%	\$20,989

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	26	ALM SIDING
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	924	100%	924



Building # 14, Section # 1, 8805, MOBILE HOME

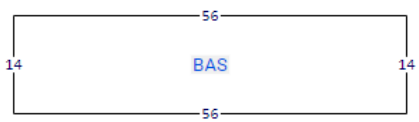
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	784	\$50,882	1986	1986	0.00%	65.00%	35.00%	\$17,809

Structural Elements

Subareas

Type	Description	Code	Details
EW	Exterior Wall	26	ALM SIDING
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Type	Gross Area	Percent of Base	Adjusted Area
BAS	784	100%	784



Building # 15, Section # 1, 10378, MOBILE HOME

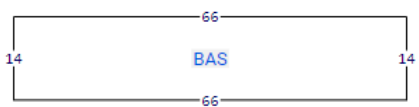
Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	924	\$59,968	1988	1988	0.00%	65.00%	35.00%	\$20,989

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	26	ALM SIDING
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	924	100%	924



Building # 16, Section # 1, 10378, MOBILE HOME

Type	Model	Heated Sq Ft	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
0800	02	924	\$59,968	1982	1982	0.00%	65.00%	35.00%	\$20,989

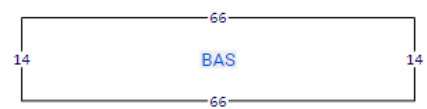
Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	26	ALM SIDING
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	12	MODULAR MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	2.00	

Subareas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	924	100%	924

Type	Description	Code	Details
BTH	Bathrooms	2.00	
STR	Stories	1.	1.
AR	Architectual Type	01	CONV
UT	Units	0.00	
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value	Notes
0259	MHP HOOKUP			18.00	\$4,300	0	100%	\$77,400	
0166	CONC,PAVMT	10	16	160.00	\$2	1993	100%	\$240	LOT 1
0166	CONC,PAVMT			75.00	\$3	1993	100%	\$225	LOT 2
0166	CONC,PAVMT			111.00	\$3	1993	100%	\$333	LOT 3
0166	CONC,PAVMT	6	12	72.00	\$3	1993	100%	\$216	LOT 4
0166	CONC,PAVMT	12	12	144.00	\$3	1993	100%	\$432	LOT 5

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value	Notes
0210	TRLR PARK	00	.00	.00	8.50	\$8,000.00/AC	8.50	1.00	\$68,000	

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Aug 4, 2006	24751	M H	COMPLETED	M H
	21745	M H	COMPLETED	M H
	10354	M H	COMPLETED	M H
	10355	M H	COMPLETED	M H
	10356	M H	COMPLETED	M H
	10357	M H	COMPLETED	M H
	6920	M H	COMPLETED	M H

TRIM Notices

2022
2023
2024

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of October 02, 2024.