C DIV: 95 FT N & S BY 105 FT
E & W IN SE COR BLOCK 15.

GAM REAL ESTATE LLC
77 SPARKS ST
CAMBRIDGE, MA 02138

**2026**

**00-00-00-12677-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

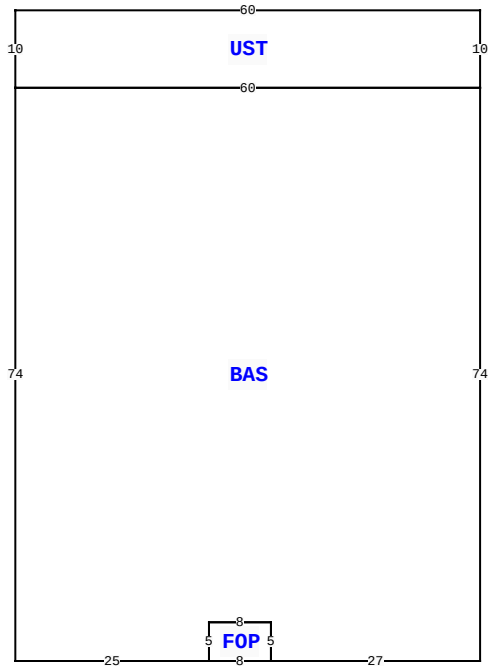
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 10 | TERRAZZO 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 2 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1100 | STORES/1 STORY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 850317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 4,400 | 100 | | 4,400 | 104,324 |
| FOP | 40 | 30 | | 12 | 285 |
| UST | 600 | 40 | | 240 | 5,691 |
| TOTALS | 5,040 | | | 4,652 | 110,299 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3500 | 04 | 4,652 | 75.2760 | 47.42 | 220,598 | 1967 | 1990 | 0 | 0 | 0 | 50.00 | 50.00 |

1 STORE RETL 0% - 0 Heated Area: 4400 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

161 NW MADISON ST, LAKE CITY

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 200,379 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 44,888 |
| TOTAL MARKET VALUE | 245,267 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 245,267 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 245,267 |
| TOTAL JUST VALUE | 245,267 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 245,267 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1186/2051 | 11/16/2009 | WD | U | I | 11 | 100 |
| GRANTOR: GEORGE A MABRY JR | | | | | | |
| GRANTEE: GAM REAL ESTATE LLC | | | | | | |
| 1186/2049 | 10/30/2009 | PR | U | I | 11 | 100 |
| GRANTOR: CLERK OF COURT(GEORGE | | | | | | |
| GRANTEE: GEORGE A MABRY JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST= N10 W60 S10 E60$ BAS= W60 S74 E25 FOP= E8 N5 W8 S5$ N5 E8 S5 E27 N74$.

## 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 0

| 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 | 1100 | C | STORE 1FLR | 0 | | *C-CBD | 105.00 | 95.00 | 9,975.00 | SF | | 1.00 | 1.00 | 1.20 | 3.75 | 4.50 | 44,888 | | | | | | | |

REVIEW DATE 10/10/2019 BY ME Total Acres: 0.23 Total Land Value: 44,888 Market: 0 Agricultural: 0 Common: 44,888 PRINTED 10/02/2025 BY SYS

C DIV: 95 FT N & S BY 105 FT
E & W IN SE COR BLOCK 15.

GAM REAL ESTATE LLC
77 SPARKS ST
CAMBRIDGE, MA 02138

**2026**

**00-00-00-12677-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

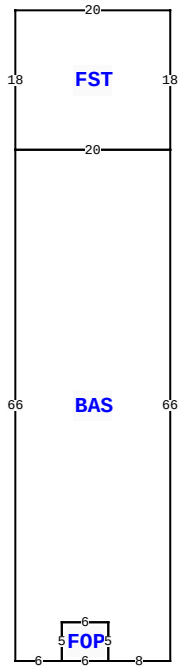
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 07 | CORK/VTILE 10 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 3 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1100 | STORES/1 STORY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 850317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,290 | 100 | | 1,290 | 38,739 |
| FOP | 30 | 30 | | 9 | 271 |
| FST | 360 | 50 | | 180 | 5,406 |
| TOTALS | 1,680 | | | 1,479 | 44,414 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3500 | 04 | 1,479 | 95.3400 | 60.06 | 88,829 | 1967 | 1990 | 0 | 0 | 0 | 50.00 | 50.00 |

2 STORE RETL 0% - 0 Heated Area: 1290 HX Base Yr




161 NW MADISON ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 200,379 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 44,888 |
| TOTAL MARKET VALUE | 245,267 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 245,267 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 245,267 |
| TOTAL JUST VALUE | 245,267 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 245,267 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1186/2051 | 11/16/2009 | WD | U | I | 11 | 100 |
| GRANTOR: GEORGE A MABRY JR | | | | | | |
| GRANTEE: GAM REAL ESTATE LLC | | | | | | |
| 1186/2049 | 10/30/2009 | PR | U | I | 11 | 100 |
| GRANTOR: CLERK OF COURT(GEORGE | | | | | | |
| GRANTEE: GEORGE A MABRY JR | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

FST= W20 S18 BAS= S66 E6 FOP= E6 N5 W6 S5$ N5 E6 S5 E8 N66 W20$ E20 N18$.

### 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 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 10/10/2019 BY ME Total Acres: 0.23 Total Land Value: 44,888 Market: 0 Agricultural: 0 Common: 44,888 PRINTED 10/02/2025 BY SYS

C DIV: 95 FT N & S BY 105 FT
E & W IN SE COR BLOCK 15.

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**2026**

**00-00-00-12677-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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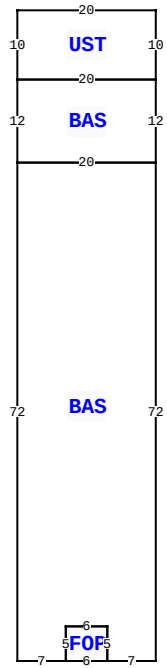
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 07 | CORK/VTILE 10 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 2 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 1100 | STORES/1 STORY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 850317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 240 | 100 | | 240 | 6,303 |
| BAS | 1,410 | 100 | | 1,410 | 37,027 |
| FOP | 30 | 30 | | 9 | 237 |
| UST | 200 | 40 | | 80 | 2,101 |
| TOTALS | 1,880 | | | 1,739 | 45,666 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3500 | 04 | 1,739 | 83.3700 | 52.52 | 91,332 | 1967 | 1990 | 0 | 0 | 0 | 50.00 | 50.00 |

3 STORE RETL 0% - 0 Heated Area: 1650 HX Base Yr




161 NW MADISON ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 200,379 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 44,888 |
| TOTAL MARKET VALUE | 245,267 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 245,267 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 245,267 |
| TOTAL JUST VALUE | 245,267 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 245,267 |

| 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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| GRANTOR: GEORGE A MABRY JR | | | | | | |
| GRANTEE: GAM REAL ESTATE LLC | | | | | | |
| 1186/2049 | 10/30/2009 | PR | U | I | 11 | 100 |
| GRANTOR: CLERK OF COURT(GEORGE | | | | | | |
| GRANTEE: GEORGE A MABRY JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST= N10 W20 S10 E20$ BAS= W20 S12 BAS= S72 E7 FOP= E6 N5 W6 S5$ N5 E6 S5 E7 N72 W20$ E20 N12$.

## 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 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 10/10/2019 BY ME Total Acres: 0.23 Total Land Value: 44,888 Market: 0 Agricultural: 0 Common: 44,888 PRINTED 10/02/2025 BY SYS