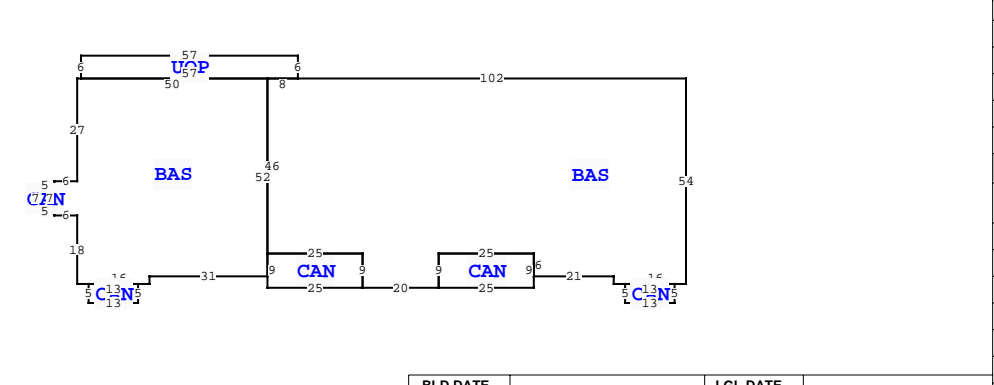




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 MSNRY STUC 90
Exterior Wall	21 STONE 10
Roof Structure	10 STEEL FRME 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	12 100
Frame	03 MASONRY 100
Story Height	15 100
RMS	0 100
Stories	1. 1. 100
Units	0 100
Condition Adj	04 04 100
Quality	07 07
DOR CODE	1126 CONV STORE/GAS
MAP NUM	MKT AREA 02

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4300	04	11,549	161.5305	121.15	1,399,161	2010	2010	0	0	14.00	86.00	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		1,203,278	
TOTAL MARKET OB/XF VALUE		468,037	
TOTAL LAND VALUE - MARKET		935,440	
TOTAL MARKET VALUE		2,606,755	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,606,755	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,606,755	
TOTAL JUST VALUE		2,606,755	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		2,620,747	

NEIGHBORHOOD/LOC	3617.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,692	100		2,692	280,477
BAS	5,518	100		5,518	574,915
CAN	35	30		10	1,042
CAN	65	30		20	2,084
CAN	65	30		20	2,084
CAN	225	30		68	7,085
CAN	225	30		68	7,085
CDN	2,472	35		865	90,124
CDN	6,342	35		2,220	231,300
UOP	342	20		68	7,085
TOTALS	17,981			11,549	1,203,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053073	Remodel	6,493	05/12/2025
000045498	New Commercial Co	32,000	08/28/2023
000047729	Electrical Servic	0	07/24/2023
000047605	Signs - New or Ex	230,000	07/05/2023
000047147	Additions	13,365	05/05/2023
000046948	Signs - New or Ex	9,196	04/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/0106	4/12/2018	TR	Q	I	03	240,000

GRANTOR: CROCKETT FARNELL TRUS
GRANTEE: SOUTHWEST GEORGIA O

1293/2074	4/28/2015	WD	U	I	43	19,812,600
GRANTOR: STAFFORD L SCAFF JR GRANTEE: SOUTHWEST GEORGIA O						

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	0260	PAVEMENT-A	0	0	0	0	94,990.00	UT	2.00	2.00	100	2010	2010	3	100	189,980	
2	0166	CONC, PAVMT	0	0	0	0	18,026.00	UT	2.25	2.25	100	2010	2010	3	100	40,559	
3	0253	LIGHTING	0	0	0	0	8.00	UT	1,500.00	1,500.00	100	2010	2010	3	100	12,000	
4	0164	CONC BIN	0	0	12	38	456.00	UT	11.00	11.00	100	2010	2010	3	100	5,016	
5	0294	SHED WOOD/	0	0	12	26	312.00	UT	11.00	11.00	100	2010	2010	3	100	3,432	
6	0260	PAVEMENT-A	0	0	0	0	102,275.00	UT	2.00	2.00	100	2024	2023		100	204,550	
7	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	2,000	
8	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2024	2023		100	10,500	

TOTAL OB/XF													468,037				
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												

14170 S US HIGHWAY 441, LAKE CITY

BUILDING NOTES												
BAS= W102 UOP= N6 W57 S6 E57 S8 W8 BAS= W50 S27 W6 S1 CAN= W5 S7 E5 N7 S8 E6 S18 E3 CAN= S5 E13 N5 W13 S E16 N2 E31 N52 S46 CAN= S9 E25 N9 W25 E25 S9 E20 CAN= E25 N9 W25 S9 N9 E25 S6 E21 S2 E3 CAN= S5 E13 N5 W13 S E16 N54 PTR= N30 CDN= N24 W103 S24 E103 S30 PTR= N70 CDN= N42 W151 S42 E151 S S70 S.												

LAND DESCRIPTION													TOTAL OB/XF					468,037						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1410	C	CONV STORE	0		CHI	0.00	0.00	236,530.80	SF		1.00	1.00	0.80	2.75	2.20	520,368							
2	1410	C	CONV STORE	0		CHI	0.00	0.00	108,900.00	SF		1.00	1.00	0.80	2.75	2.20	239,580							
3	1000	C	VACANT COMME	0		CHI	0.00	0.00	127,630.80	SF		1.00	1.00	0.50	2.75	1.38	175,492							