

COMM AT INTERS OF N LINE OF NW1/
THE W'LY R/W LINE OF US-41, S AL
FT TO S R/W LINE OF ST MARGARET

FAMILY FUN RENTALS, LLC
1313 S HIGHWAY 129
STOCKTON, GA 31649

2025

05-4S-17-07675-006



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1															
Exterior Wall	15	CONC BLOCK 80	7300	04	6,267	77.5680	38.01	238,209	1964	1974	0	0	0	50.00	50.00	VALUATION BY STANDARD														
Exterior Wall	17	MSNRY STUC 20	1 SER/SALES - 0% - 2024													Heated Area: 4971														
Roof Structure	04	WOOD TRUSS 100														HX Base Yr														
Roof Cover	12	MODULAR MT 100																												
Interior Wall	02	WALL BD/WD 100																												
Interior Floor	07	CORK/VTILE 100																												
Ceiling	01	FIN.SUSPD 100																												
Air Condition	06	ENG CENTRL 100																												
Heating Type	09	ENG F AIR 100																												
Fixtures		8 100																												
Frame	03	MASONRY 100																												
Story Height		10 100																												
RMS		6 100																												
Stories	1.	1. 100																												
Units		0 100																												
Condition Adj	03	03 100																												
Quality		05 05																												
DOR CODE	2900															WHOLESALE OUTLET														
MAP NUM																MKT AREA 06														
NEIGHBORHOOD/LOC	5417.00															1.00/														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	406	100		406	7,716																									
BAS	1,539	100		1,539	29,249																									
BAS	3,026	100		3,026	57,509																									
CAN	408	30		122	2,319																									
FST	2,349	50		1,174	22,312																									
TOTALS	7,728			6,267	119,104																									
EXTRA FEATURES															1396 SW MAIN BLVD, LAKE CITY															
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	1.00	UT	5,760.00	5,760.00	100	0	0	3	100	5,760														
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,700														
3	0030	BARN,MT	0	0	38	48	1.00	UT	5,196.00	5,196.00	100	0	0	3	100	5,196														
4	0030	BARN,MT	0	0	51	50	1.00	UT	7,266.00	7,266.00	100	0	0	3	100	7,266														
5	0252	LEAN-TO W/	0	0	14	50	700.00	UT	2.00	2.00	100	0	0	3	100	1,400														
6	0040	BARN,POLE	0	0	50	20	1,000.00	UT	3.00	3.00	100	0	0	3	100	3,000														
LAND DESCRIPTION																														
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	2900	C	WHOLESALE	0		CG	102.00	250.00	25,500.00	SF		1.00	1.00	1.00	4.50	4.50	114,750													
2	2900	C	WHOLESALE	0		CG	0.00	0.00	17,052.00	SF		1.00	1.00	2.00	1.00	2.00	34,104													
REVIEW DATE 12/29/2023 BY TP Total Acres: 0.98 Total Land Value: 148,854 Market: 0 Agricultural: 0 Common: 148,854 PRINTED 06/20/2025 BY SYS																														