

COMM INTERS S LINE OF SEC & W R/  
ALONG R/W 317.84 FT FOR POB, CON  
SW 450.75 FT, SE 155.87 FT, NE 4

MULLINS & KELLIS LLC  
4041 COLHAM FERRY ROAD  
WATKINSVILLE, GA 30677

2026

17-4S-17-08418-003



| BUILDING CHARACTERISTICS |                          |                |       |              |                      |
|--------------------------|--------------------------|----------------|-------|--------------|----------------------|
| ELEMENT                  | CD                       | CONSTRUCTION   |       |              |                      |
| Exterior Wall            | 25                       | MOD METAL 100  |       |              |                      |
| Roof Structur            | 10                       | STEEL FRME 100 |       |              |                      |
| Roof Cover               | 12                       | MODULAR MT 100 |       |              |                      |
| Interior Wall            |                          | N/A 100        |       |              |                      |
| Interior Floop           | 03                       | CONC FINSH 100 |       |              |                      |
| Air Condition            | 01                       | NONE 100       |       |              |                      |
| Heating Type             | 01                       | NONE 100       |       |              |                      |
| Plumbing                 |                          | 5 100          |       |              |                      |
| Frame                    | 05                       | STEEL 100      |       |              |                      |
| Story Height             |                          | 16 100         |       |              |                      |
| RMS                      |                          | 6 100          |       |              |                      |
| Stories                  | 1.                       | 1. 100         |       |              |                      |
| Units                    |                          | 0 100          |       |              |                      |
| Condition Adj            | 03                       | 03 100         |       |              |                      |
|                          |                          |                |       |              |                      |
| Quality                  | 05                       | 05             |       |              |                      |
| DOR CODE                 | 4817 WHSE STORAGE/OFFICE |                |       |              |                      |
| MAP NUM                  |                          | MKT AREA       |       |              | 06                   |
| NEIGHBORHOOD/LOC         | 17417.00                 |                | 1.00/ |              |                      |
| AREA TYPE                | TOTAL GROSS AREA         | PCT OF BASE    | YEAR  | TOT ADJ AREA | SUBAREA MARKET VALUE |
| AOF                      | 1,250                    | 150            |       | 1,875        | 41,545               |
| BAS                      | 2,000                    | 100            |       | 2,000        | 44,314               |
| BAS                      | 3,750                    | 100            |       | 3,750        | 83,089               |
| CAN                      | 800                      | 30             |       | 240          | 5,318                |
| TOTALS                   | 7,800                    |                |       | 7,865        | 174,266              |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                            |     |           |             |                |                |      |                                                    |      |      |   |       |        |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|----------------------------------------------------|------|------|---|-------|--------|--|
| TYPE                                                                                                                                                                                                                                                                                                                          | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB                                                | ECON | FNCT |   | NORM  | % COND |  |
| 8700                                                                                                                                                                                                                                                                                                                          | 06  | 7,865     | 92.5600     | 35.17          | 276,612        | 1998 | 1998                                               | 0    | 0    | 0 | 37.00 | 63.00  |  |
| 1 PREF M B A 0% - 0                                                                                                                                                                                                                                                                                                           |     |           |             |                |                |      |                                                    |      |      |   |       |        |  |
| Heated Area: 7000                                                                                                                                                                                                                                                                                                             |     |           |             |                |                |      |                                                    |      |      |   |       |        |  |
| HX Base Yr                                                                                                                                                                                                                                                                                                                    |     |           |             |                |                |      |                                                    |      |      |   |       |        |  |
| <div><div><div><div><div><div>50</div><div>40</div><div>40</div><div>50</div><div>50</div><div>75</div><div>5</div><div>5</div><div>25</div><div>50</div><div>50</div><div>50</div><div>55</div><div>25</div><div>50</div><div>60</div></div><div>BAS</div><div>BAS</div><div>AOF</div><div>CAN</div></div></div></div></div> |     |           |             |                |                |      |                                                    |      |      |   |       |        |  |
| <div><div>BLD DATE</div><div>XF DATE</div></div>                                                                                                                                                                                                                                                                              |     |           |             |                |                |      | <div><div>LGL DATE</div><div>LAND DATE</div></div> |      |      |   |       |        |  |
|                                                                                                                                                                                                                                                                                                                               |     |           |             |                |                |      | 04/27/2022                                         |      |      |   |       |        |  |
|                                                                                                                                                                                                                                                                                                                               |     |           |             |                |                |      | MLU                                                |      |      |   |       |        |  |