COMM SE COR OF SW1/4 OF SE1/4, W
R/W OF US-41, NW ALONG R/W 2100
NW ALONG R/W 300 FT, SW 200 FT,

LEE FAMILY RESOURCES, LLLP
PO BOX 99
SUNNYSIDE, GA 30284

2026

19-3S-17-05090-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

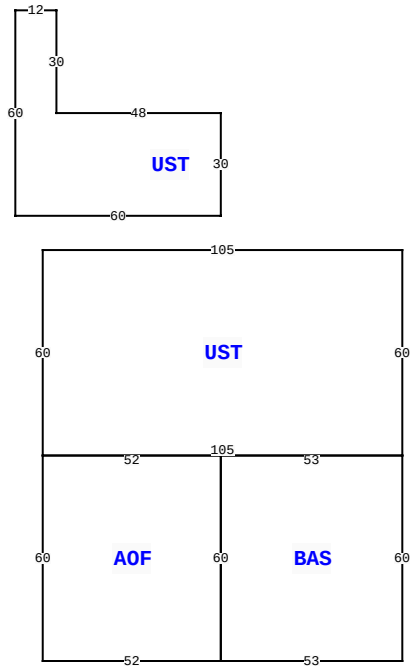
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	25	MOD METAL 50
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		16 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	3,120	150		4,680	51,574
BAS	3,180	100		3,180	35,044
UST	2,160	50		1,080	11,902
UST	6,300	50		3,150	34,713
TOTALS	14,760			12,090	133,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8400	06	12,090	74.4494	27.55	333,080	1959	1980	0	0	10	50.00	40.00

1 WAREH STOR 0% - 0 Heated Area: 6300 HX Base Yr



1900 NW US HIGHWAY 41 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	133,232
TOTAL MARKET OB/XF VALUE	2,600
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	163,832
SOH/AGL Deduction	0
ASSESSED VALUE	163,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,832
TOTAL JUST VALUE	163,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052355	Remodel	20,250	02/17/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/2265	11/06/2024	WD	Q	I	05	123,300

GRANTOR: OSTEEN GLENN W

GRANTEE: LEE FAMILY RESOURCE

BUILDING NOTES

BUILDING DIMENSIONS

AOF= W52 S60 E52 BAS= E53 N60 UST= N60 W105 S60 E105$ W53 S60$ N60$ PTR= N70 UST= N30 W48 N30 W12 S60 E60$ S70$.

EXTRA FEATURES

LN	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	0010	BARN,BLK	0	0	85	33	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,600

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	4800	C	WAREHOUSE	0		I	300.00	0.00	1.60	AC		1.00	1.00	1.00	17,500.00	17,500.00	28,000							

REVIEW DATE 04/10/2025 BY TP Total Acres: 1.60 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS