

COMM NW COR OF NW1/4 OF NW1/4, R
FT TO W R/W OF I-75, SE ALONG R/
FOR POB, CONT S'LY ALONG R/W 935

MANHATTAN LOAN COMPANY
1872 MONTREAL RD
TUCKER, GA 30084

2026

30-4S-17-08887-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures	12	100
Frame	02	WOOD FRAME 100
Story Height	0	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

Quality 03 03

DOR CODE 3900 HOTELS/MOTELS

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 30417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	606	100		606	13,434
BAS	976	100		976	21,636
BAS	1,290	100		1,290	28,597
BAS	2,931	100		2,931	64,974
CAN	1,947	30		584	12,946

TOTALS 7,750 6,387 141,587

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	60	517			31,020.00	UT	0.77		0	3	80	18,984
2	0297	SHED CONCR	0	0	20	25			1.00	UT	0.00		0	3	100	4,500
3	0260	PAVEMENT-A	0	0	60	538			32,280.00	UT	0.77		0	3	80	19,755
4	0119	MASONRY WA	0	0	0	0			600.00	UT	5.00		0	3	70	2,100
5	0270	POOL COMM	0	0	20	45			900.00	UT	85.00		0	3	40	30,600

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	3900	C	MOTEL	0		CHI	0.00	0.00	9.09	AC		1.00	1.00	1.00	56,500.00	56,500.00	513,585							

REVIEW DATE 05/09/2024 BY TP

MARKET ADJUSTMENTS													TYPE				MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 MOTEL 0% - 0													4600	07	6,387	93.9270	55.42	353,968	1964	1964	10	0	0	50.00	40.00		
Heated Area: 5803													HX Base Yr														

3954 SW STATE ROAD 47 , LAKE CITY

TOTAL OB/XF													75,939			

COLUMBIA COUNTY PROPERTY										PAGE 1 of 2		2
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 2						Tax Dist:						
BUILDING MARKET VALUE						1,035,559						
TOTAL MARKET OB/XF VALUE						75,939						
TOTAL LAND VALUE - MARKET						513,585						
TOTAL MARKET VALUE						1,625,083						
SOH/AGL Deduction						0						
ASSESSED VALUE						1,625,083						
TOTAL EXEMPTION VALUE						0						
BASE TAXABLE VALUE						1,625,083						
TOTAL JUST VALUE						1,625,083						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						1,625,083						
LAND:1:1: ACREAGE PER GIS												
SALE:1:1: LAKE CITY INN												
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	/	V I	/	RSN CD	SALE PRICE		
1025/0921		8/31/2004		WD	Q		I		01	200,000		
GRANTOR: STEPP PROPERTIES												
GRANTEE: MANHATTAN LOAN COMP												
1025/0824		8/31/2004		WD	Q		I		01	1,400,000		
GRANTOR: STEPP PROPERTIES												
GRANTEE: MANHATTAN LOAN COMP												
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W89 S10 E12 S16 E25 N16 E50 BAS= W50 S16 W25 BAS= N16 W12 N10 W10 S33 E22 N7\$ S7W22S8 E14 S10 BAS= N10 W14 N41 W18S10 E2 S41 E30\$ E83 N41\$ E2 N10\$ CAN= E4 S56 W89 S25W30 N25 W6 N56 E4 S10 E2 S41 E113 N41 E2 N10\$.												

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