

COMM SE COR OF W1/2 OF SW1/4, RU  
 N R/W OF US-90, E ALONG N R/W US  
 FOR POB, CONT N 275 FT, E 238.11

GLEASON MALL, LP  
 PO BOX 204227  
 AUGUSTA, GA 30917

2026

36-3S-16-02611-006



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	VALUATION SUMMARY									
																				<b>VALUATION BY</b> Tax Group: 1      Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 1,000 <b>TOTAL LAND VALUE - MARKET</b> 1,233,910 <b>TOTAL MARKET VALUE</b> 1,234,910 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 1,234,910 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 1,234,910 <b>TOTAL JUST VALUE</b> 1,234,910 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 1,588,101											
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 25-0502      BUILDING DEMO           06/24/2025 1688      REMODEL      60      04/09/2010 265      REMODEL      77      07/25/2007 175      REMODEL      456      06/06/2007 11512      COMMERCIAL      2,525      08/12/1996 00000114      COMMERCIAL      31,000      05/04/1994											
																				<b>SALES DATA</b> OFF RECORD      DATE      TYPE      Q      V      RSN      SALE Number           INST      U      I      CD      PRICE 1525/881      10/15/2024      QC      U      I      11      100 GRANTOR: HULL 2000, LLLP GRANTEE: GLEASON MALL, LP 1525/874      10/11/2024      WD      U      I      30      1,900,000 GRANTOR: 2281 W US 90 LLC GRANTEE: HULL 2000, LLLP											
<b>TOTALS</b> <b>EXTRA FEATURES</b> 2281 W US HIGHWAY 90 , LAKE CITY										BLD DATE      LGL DATE XF DATE      LAND DATE      04/08/2024      MLU INC DATE      AG DATE																					
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															
2	0260	PAVEMENT-A	0	0	0	0			1,000.00	1,000.00	100	1997	1997	3	100	1,000															
<b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 1,000																															
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	1001	C	MISC COMMERC	0		CI	0.00	0.00	71,531.00	SF		1.00	1.00	1.15	15.00	17.25	1,233,910														
<b>REVIEW DATE</b> 08/06/2025 <b>BY</b> ME      Total Acres: 1.64      Total Land Value: 1,233,910      Market: 0      Agricultural: 0      Common: 1,233,910 <b>PRINTED 12/30/2025 BY SYS</b>																															