COMM SW COR OF E1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W OF
US-90, RUN E 503.39 FT FOR

AMERIS BANK
300 S MAIN ST
MOULTRIE, GA 31768

2026

36-3S-16-02611-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

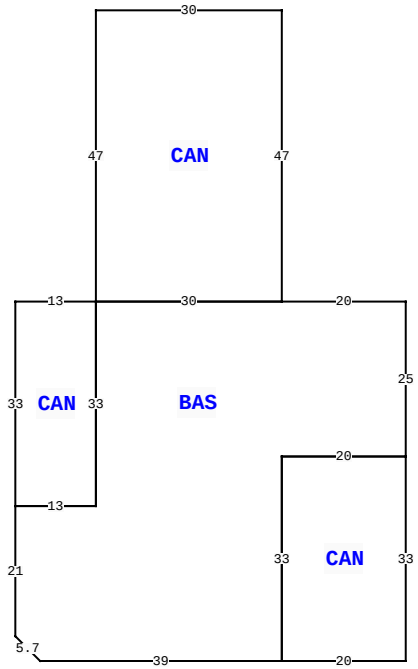
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,557	100		2,557	111,485
CAN	429	30		129	5,625
CAN	660	30		198	8,633
CAN	1,410	30		423	18,443
TOTALS	5,056			3,307	144,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6200	04	3,307	94.7856	87.20	288,370	1984	1984	0	0	0	50.00	50.00

1 BANK 0% - 0 Heated Area: 2557 HX Base Yr



2357 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	144,185
TOTAL MARKET OB/XF VALUE	34,490
TOTAL LAND VALUE - MARKET	1,339,652
TOTAL MARKET VALUE	1,518,327
SOH/AGL Deduction	0
ASSESSED VALUE	1,518,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,518,327
TOTAL JUST VALUE	1,518,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,518,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
394	ADDN COMM	112	08/13/2012
3874	REMODEL	55	08/25/2006
3852	REMODEL	400	08/15/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/1625	6/12/2015	WD	U	I	35	734,600
GRANTOR: BANK OF AMERICA, NATI						
GRANTEE: AMERIS BANK						
0525/0709	11/01/1983	WD	Q	V		205,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 CAN= N47 W30 S47 E30$ W30 CAN= W13 S33 E13 N33$ S33 W13 S21 D4 R4 E39 CAN= E20 N33W20 S33$ N33 E20 N25$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	9,000	
2	0168	PNEUMATIC	0	0	0	0	4.00	UT	5,000.00	5,000.00	100	0	0	3	100	20,000	
3	0253	LIGHTING	0	0	0	0	7.00	UT	300.00	300.00	100	0	0	3	100	2,100	
4	0166	CONC,PAVMT	0	0	6	210	1,260.00	UT	1.50	1.50	100	2001	2001	3	100	1,890	
5	0253	LIGHTING	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 34,490

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	2300	C	FINANCIAL	0		CI	320.00	275.00	81,191.00	SF		1.00	1.00	1.10	15.00	16.50	1,339,652							

REVIEW DATE 04/26/2024 BY TP Total Acres: 1.86 Total Land Value: 1,339,652 Market: 0 Agricultural: 0 Common: 1,339,652 PRINTED 11/17/2025 BY SYS