COMM SE COR OF W1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W US 90
CONT N 1114.94 FT TO A PT ON

LOWE'S HOME CENTERS INC
1000 LOWES BLVD, ATTN TAX DEPT
MOORESVILLE, NC 28117

2026

36-3S-16-02611-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

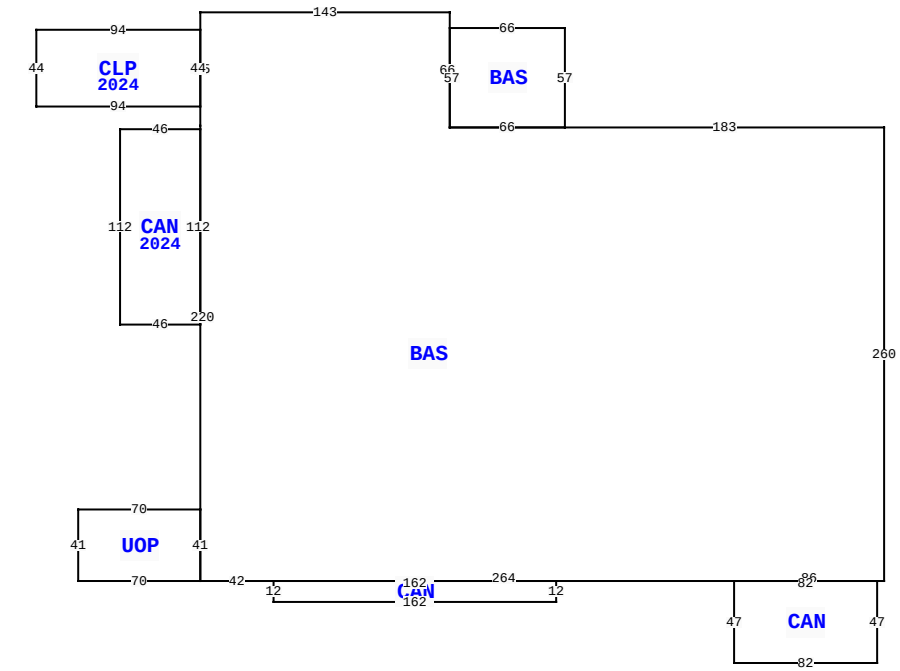
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		20 100
Frame	03	MASONRY 100
Story Height		24 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	2900	WHOLESALE OUTLET
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	3,762	100		3,762	104,079
BAS	111,358	100		111,358	3,080,831
CAN	1,944	30		583	16,129
CAN	3,854	30		1,156	31,982
CAN	5,152	30	2024	1,546	42,772
CLP	4,136	40	2024	1,654	45,760
UOP	2,870	20		574	15,880
TOTALS	133,076			120,633	3,337,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	120,633	86.7348	47.70	5,754,194	1996	1996	0	0	0	42.00	58.00

1 STORE DISC 0% - 0 Heated Area: 115120 HX Base Yr



3463 NW BASCOM NORRIS DR, 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	3,337,433
TOTAL MARKET OB/XF VALUE	627,590
TOTAL LAND VALUE - MARKET	1,398,720
TOTAL MARKET VALUE	5,363,743
SOH/AGL Deduction	0
ASSESSED VALUE	5,363,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,363,743
TOTAL JUST VALUE	5,363,743
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,478,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
783	MAINT/ALTR	870	05/20/2008
372	ADDN COMM	50	10/22/2007
158	ADDN COMM	1,301	06/01/2007
10941	COMMERCIAL	16,985	03/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0818/0801	2/21/1996	WD	Q	V		1,021,000

GRANTOR: RICHARD C COLE & JANI

GRANTEE: LOWE'S HOME CENTERS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W183 W66 N66 W143 S65 S220 S41 E42 E264 E86 N260 $
CAN=[ORIG=-86,260] S47 E82 N47 W82 $
BAS=[ORIG=-183,0] N57 W66 S57 E66 $
UOP=[ORIG=-392,219] W70 S41 E70 N41 $
CAN=[ORIG=-350,260] S12 E162 N12 W162 $
CAN=[YR=2024;ORIG=-438,1] E46 S112 W46 N112 $
CLP=[YR=2024;ORIG=-392,-56] S44 W94 N44 E94 $
.

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	0166	CONC,PAVMT	0	0	0	0	391,676.00	UT	1.20	1.20	100	1996	1996	3	100	470,011	
2	0140	CLFENCE 6	0	0	0	0	2,690.00	UT	3.50	3.50	100	1996	1996	3	100	9,415	
3	0160	CLFENCE 10	0	0	0	0	240.00	UT	4.80	4.80	100	1996	1996	3	100	1,152	
4	0160	CLFENCE 10	0	0	0	0	331.00	UT	5.80	5.80	100	1996	1996	3	100	1,920	
5	0253	LIGHTING	0	0	0	0	18.00	UT	800.00	800.00	100	1996	1996	3	100	14,400	
6	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	1996	1996	3	100	4,000	
7	0253	LIGHTING	0	0	0	0	4.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	4,800	
8	0040	BARN,POLE	0	0	0	0	500.00	UT	5.00	5.00	100	1996	1996	3	100	2,500	
9	0295	SPKLR SYS	0	0	0	0	119,392.00	UT	1.00	1.00	100	1996	1996	3	100	119,392	

LAND DESCRIPTION

TOTAL OB/XF 627,590

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	2900	C	WHOLESALER	0		A-1	0.00	0.00	14.57	AC		1.00	1.00	0.80	120,000.00	96,000.00	1,398,720							

REVIEW DATE 04/29/2024 BY TP Total Acres: 14.57 Total Land Value: 1,398,720 Market: 0 Agricultural: 0 Common: 1,398,720 PRINTED 09/16/2025 BY SYS