

W DIV: BEG INTERS 5TH ST &
ST JOHNS ST, RUN W 112.70 FT,
S 209.65 FT, W 69.98 FT, S

HANSELL STREET PROPERITES LLC
615 SOUTH HANSELL STREET
THOMASVILLE, GA 31792

2026

00-00-00-12362-001

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|----------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 80 |
| Exterior Wall | 05 | AVERAGE | 20 |
| Roof Structure | 04 | WOOD TRUSS | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 02 | WALL BD/WD | 50 |
| Interior Wall | 05 | DRYWALL | 50 |
| Interior Floor | 06 | VINYL ASB | 50 |
| Interior Floor | 14 | CARPET | 50 |
| Ceiling | 01 | FIN.SUSPD | 100 |
| Air Condition | 06 | ENG CENTRL | 100 |
| Heating Type | 09 | ENG F AIR | 100 |
| Fixtures | | 7 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Story Height | | 8 | 100 |
| RMS | | 10 | 100 |
| Stories | 1.5 | 1.5 | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 1700 OFFICE BLD 1STY | | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 840317.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,427 | 100 | |
| BAS | 1,752 | 100 | |
| UOP | 640 | 20 | |
| UST | 832 | 40 | |
| TOTALS | 4,651 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | OFFICE LOW | 0% | - 0 | | | | | | | | | |
| | | | | Heated Area: | 3179 | | | HX Base Yr | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 117,336 |
| TOTAL MARKET OB/XF VALUE | | | 9,555 |
| TOTAL LAND VALUE - MARKET | | | 88,822 |
| TOTAL MARKET VALUE | | | 215,713 |
| SOH/AGL Deduction | | | 6,699 |
| ASSESSED VALUE | | | 209,014 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 209,014 |
| TOTAL JUST VALUE | | | 215,713 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 190,013 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| 19-0604 | REMODEL | 307 | 11/01/2019 |
| 2700 | COMMERCIAL | 1,425 | 07/03/2003 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1402/0904 | 12/27/2019 | WD | U | I | 30 | 300,000 |
| GRANTOR: RICHARD C & JUDY K CO | | | | | | |
| GRANTEE: HANSELL STREET PROP | | | | | | |
| 0714/0146 | 3/29/1990 | WD | U | I | | 34,500 |
| GRANTOR: RICHARD COLE TRUSTEE | | | | | | |
| GRANTEE: COLE RICHARD & JUDY | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 3,744.00 | 3,744.00 | 85 | 0 |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1997 |
| 3 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 8,660.00 | UT | 0.83 | 0.83 | 85 | 2004 |
| | | | | | | | | | | TOTAL OB/XF | 9,555 | |

| LAND DESCRIPTION | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----------|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DPTH FACT | % COND |
| 1 | 1700 | C | 1STORY OFF | 0 | | *RMF | 198.00 | 120.00 | 23,760.00 | SF | 1.00 | 1.00 |
| 2 | 1700 | C | 1STORY OFF | 0 | | | 0.00 | 0.00 | 15,008.00 | SF | 1.00 | 1.00 |