C DIV: ALL BLOCK 14 ALSO DESC AS COR OF BLK 14 & INTERS OF W R/W AVE WITH S R/W OF NE VETERANS ST

BLANCHE HOTEL REDEVELOPMENT LLC
1709A GORNTO RD, PMB #343
VALDOSTA, GA 31601

2027

00-00-00-12673-000

BUILDING CHARACTERISTICS

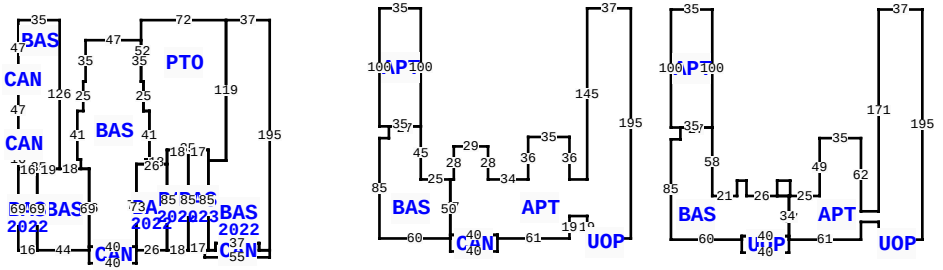
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		182 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		98 100
Stories	3.	3. 100
Architectual	00	N/A 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1200	MXD RES/OFF/STO
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	3,500	100		3,500	193,124
APT	3,500	100		3,500	193,124
APT	11,465	100		11,465	632,618
APT	14,682	100		14,682	810,126
BAS	3,036	100		3,036	167,521
BAS	4,294	100		4,294	236,935
BAS	4,495	100		4,495	248,026
BAS	5,634	100		5,634	310,874
BAS	8,469	100		8,469	467,305
BAS	1,104	100	2022	1,104	60,917
TOTALS	83,595			74,252	4,097,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3910	04	74,252	93.0620	71.66	5,320,898	1910	2005	0	0	0	23.00	77.00

2 SHOP/APT 0% - 0 Heated Area: 73185 HX Base Yr



** This building has 23 Sub-Areas

228 N MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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	0100	ELEV.PASS	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	0	0	3	100	40,000	
2	0100	ELEV.PASS	0	0	0	0	1.00	UT	40,000.00	40,000.00	100	0	0	3	100	40,000	
3	0295	SPKLR SYS	0	0	0	0	73,185.00	UT	2.13	2.13	25	2019	2019	3	75	116,639	
4	0166	CONC,PAVMT	0	0	0	0	1,429.00	UT	2.00	2.00	100	2019	2019	3	100	2,858	
5	0169	FENCE/WOOD	0	0	140	0	140.00	UT	10.50	10.50	100	2021	2020		100	1,470	

LAND DESCRIPTION

TOTAL OB/XF 200,967

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	1200	C	STORE COMB	0		*C-CBD	210.00	210.00	44,100.00	SF		1.00	1.00	1.00	8.00	8.00	352,800							

REVIEW DATE 03/05/2026 BY ME Total Acres: 1.01 Total Land Value: 352,800 Market: 0 Agricultural: 0 Common: 352,800 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	4,097,091
TOTAL MARKET OB/XF VALUE	200,967
TOTAL LAND VALUE - MARKET	352,800
TOTAL MARKET VALUE	4,650,858
SOH/AGL Deduction	0
ASSESSED VALUE	4,650,858
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,650,858
TOTAL JUST VALUE	4,650,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,650,858

PRMT:1:1: CHASTEEN'S

SALE:3:1: 1/2 INT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26-0154	INTERIOR RENOVATI	115,000	03/13/2026
26-0138	INTERIOR DEMO	115,000	03/13/2026
23-0320	INTERIOR RENOVATI		12/28/2023
000045029	Remodel	150,000	07/25/2022
7174	REMODEL	775	12/18/2020
18-160	MAINT/ALTR	0	03/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/2587	6/22/2016	QC	U	I	11	150,000
GRANTOR: TRC-SPE LLC						
GRANTEE: BLANCHE HOTEL REDEV						
1302/2613	10/15/2015	FJ	U	I	18	0
GRANTOR: CLERK OF COURT (RICHA						
GRANTEE: TRC-SPE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[ORIG=-243,-15] W37 S145 W15 N36 W35 S36 W34 N28 W29 S28 W3 S47 E40 S3 E61 N19 E15 S19 E11 E26 N195 $
APT=[ORIG=4,-14] W37 S171 W15 N62 W35 S49 W25 N13 W11 S13 E10 S37 E61 N15 E15 S15 E11 E26 N195 $
BAS=[ORIG=-654,117] N4 E3 N41 W5 N25 W2 N35 W47 S35 W2 S25 W5 S41 E3 S8 E7 S66 E40 N70 E8 $
BAS=[YR=2022;ORIG=-586,-5] S119 W15 S76 E6 N6 E37 S6 E9 N195 W37 $
PTO=[ORIG=-586,-5] W72 S52 E2 S25 E5 S41 W3 S4 E18 N12 E35 S9 E15 N119 $
BAS=[ORIG=-119,144] W26 N13 W8 S13 W21 N58 W27 S10 W8 S85 E60 N3 E40 N34 W10 $