C DIV: 95 FT N & S BY 105 FT
E & W IN SE COR BLOCK 15.

GAM REAL ESTATE LLC
77 SPARKS ST
CAMBRIDGE, MA 02138

2026

00-00-00-12677-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

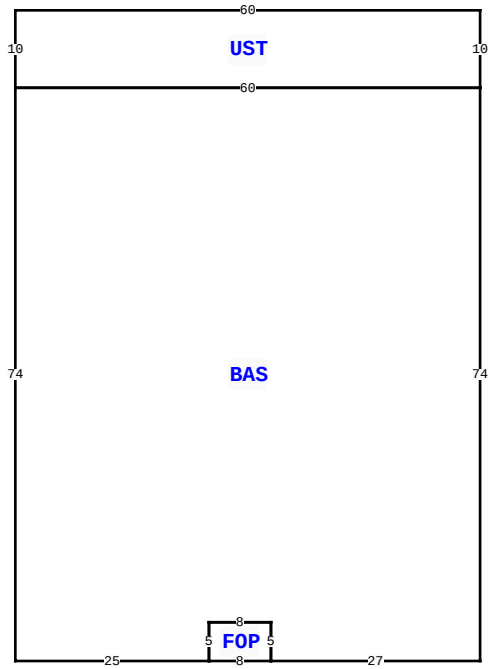
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	10	TERRAZZO 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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
BAS	4,400	100		4,400	115,918
FOP	40	30		12	316
UST	600	40		240	6,323
TOTALS	5,040			4,652	122,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	4,652	75.2760	52.69	245,114	1967	1990	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 4400 HX Base Yr



161 NW MADISON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	222,655
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	44,888
TOTAL MARKET VALUE	267,543
SOH/AGL Deduction	0
ASSESSED VALUE	267,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,543
TOTAL JUST VALUE	267,543
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1186/2051	11/16/2009	WD	U	I	11	100
GRANTOR: GEORGE A MABRY JR						
GRANTEE: GAM REAL ESTATE LLC						
1186/2049	10/30/2009	PR	U	I	11	100
GRANTOR: CLERK OF COURT(GEORGE						
GRANTEE: GEORGE A MABRY JR						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N10 W60 S10 E60$ BAS= W60 S74 E25 FOP= E8 N5 W8 S5$ N5 E8 S5 E27 N74$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1100	C	STORE 1FLR	0		*C-CBD	105.00	95.00	9,975.00	SF		1.00	1.00	1.20	3.75	4.50	44,888							

REVIEW DATE 10/10/2019 BY ME Total Acres: 0.23 Total Land Value: 44,888 Market: 0 Agricultural: 0 Common: 44,888 PRINTED 05/08/2026 BY SYS

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E & W IN SE COR BLOCK 15.

GAM REAL ESTATE LLC
77 SPARKS ST
CAMBRIDGE, MA 02138

2026

00-00-00-12677-000

BUILDING CHARACTERISTICS

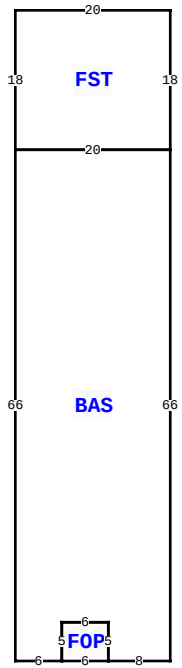
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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
BAS	1,290	100		1,290	43,048
FOP	30	30		9	301
FST	360	50		180	6,007
TOTALS	1,680			1,479	49,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	1,479	95.3400	66.74	98,708	1967	1990	0	0	0	50.00	50.00

2 STORE RETL 0% - 0 Heated Area: 1290 HX Base Yr



161 NW MADISON ST, LAKE CITY

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
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TOTAL MARKET VALUE	267,543
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ASSESSED VALUE	267,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,543
TOTAL JUST VALUE	267,543
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/2051	11/16/2009	WD	U	I	11	100
GRANTOR: GEORGE A MABRY JR						
GRANTEE: GAM REAL ESTATE LLC						
1186/2049	10/30/2009	PR	U	I	11	100
GRANTOR: CLERK OF COURT(GEORGE						
GRANTEE: GEORGE A MABRY JR						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W20 S18 BAS= S66 E6 FOP= E6 N5 W6 S5$ N5 E6 S5 E8 N66 W20$ E20 N18$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/10/2019 BY ME Total Acres: 0.23 Total Land Value: 44,888 Market: 0 Agricultural: 0 Common: 44,888 PRINTED 05/08/2026 BY SYS

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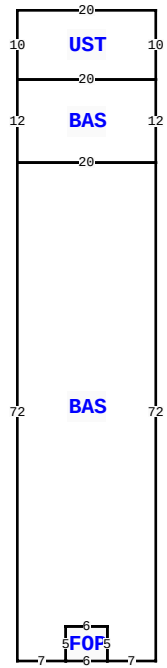
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	7,003
BAS	1,410	100		1,410	41,144
FOP	30	30		9	263
UST	200	40		80	2,335
TOTALS	1,880			1,739	50,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	1,739	83.3700	58.36	101,488	1967	1990	0	0	0	50.00	50.00

3 STORE RETL 0% - 0 Heated Area: 1650 HX Base Yr



161 NW MADISON ST, LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 1

VALUATION SUMMARY

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ASSESSED VALUE	267,543
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	267,543
TOTAL JUST VALUE	267,543
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	245,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1186/2049	10/30/2009	PR	U	I	11	100
GRANTOR: CLERK OF COURT(GEORGE						
GRANTEE: GEORGE A MABRY JR						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N10 W20 S10 E20$ BAS= W20 S12 BAS= S72 E7 FOP= E6 N5 W6 S5$ N5 E6 S5 E7 N72 W20$ E20 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/10/2019 BY ME Total Acres: 0.23 Total Land Value: 44,888 Market: 0 Agricultural: 0 Common: 44,888 PRINTED 05/08/2026 BY SYS