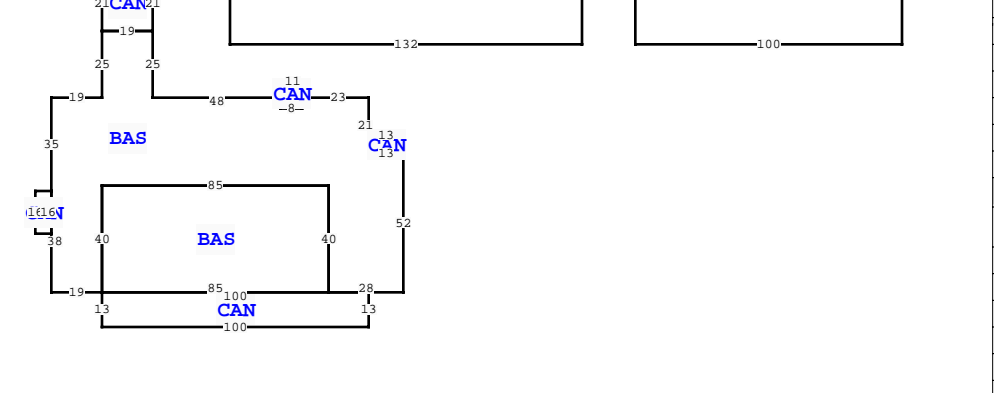


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	23	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	32	100
Stories	3.	3.100
Units	0	100
Condition Adj	03	03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	STORE RETL	0%	- 2024		Heated Area: 20898					HX Base Yr			



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
05 05	1117	STORE/OFFICE	850317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	494	100		494	14,951
BAS	3,400	100		3,400	102,901
BAS	6,406	100		6,406	193,878
CAN	91	30		27	817
CAN	96	30		29	878
CAN	98	30		29	878
CAN	399	30		120	3,632
CAN	969	30		291	8,807
CAN	1,300	30		390	11,804
GOF	10,598	125		13,248	400,951
TOTALS	29,051			26,514	802,446

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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,800	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	11,300	
3	0100	ELEV.PASS	0	0	0	0	1.00	UT	0.00	0.00	100	1966	1966	3	100	30,000	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		802,446	
TOTAL MARKET OB/XF VALUE		46,100	
TOTAL LAND VALUE - MARKET		176,400	
TOTAL MARKET VALUE		1,024,946	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,024,946	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,024,946	
TOTAL JUST VALUE		1,024,946	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,001,459	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-265	REMODEL	0	05/21/2018
210	REMODEL	1,263	03/01/2012
3873	REMODEL	1,448	08/29/2006
3211	REMODEL	1,176	06/29/2005
403	REMODEL	255	03/30/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1492/1516	5/22/2023	WD	U	I	11	100

GRANTOR: VANN MARC						
GRANTEE: SPMV PROPERTIES LLC						
1357/0581	3/29/2018	WD	Q	I	05	950,000
GRANTOR: SBT GROUP OF LAKE CIT						
GRANTEE: MARC & PAUL VANN						

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W23 CAN= N6 W11 S6 E1 S4 E8 N4 E2\$ W2 S4 W8 N4 W48 N25 CAN= N21 BAS= E7 N19 W7 CAN= N51 W19 S51 E19 \$ W19 S19 E19\$ W19 S21 E19\$ W19 S25 W19 S35 CAN= W6 S16 E6 N16\$S38 E19 CAN= S13 E100 N13 W100\$ BAS= E85 N40 W85 S40\$N40 E85S40 E28 N52 CAN= N7 W13 S7 E13\$ W13 N21 \$ PTR=E80 N20 GOF= N52 W13 N21 W81 N65 W19 S65 W19 S73 E132\$ E20 UUS= E100 N52 W100 S52\$ W20S20 W80\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	1117	C	STORE/OFFICE	0		*C-CB	10.00	210.00	44,100.00	SF		1.00	1.00	1.00	4.00	4.00	176,400							