S DIV: ALL BLOCK 324.

592-637, 748-1818, DC 750-1203,

LA GANSA LLC
1629 WYNN LAKE RD
ALTO, GA 30510

2026

00-00-00-14123-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	19,020
TOTAL LAND VALUE - MARKET	59,895
TOTAL MARKET VALUE	78,915
SOH/AGL Deduction	0
ASSESSED VALUE	78,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,915
TOTAL JUST VALUE	78,915
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1424/2404	11/10/2020	WD	U	V	30	160,000
GRANTOR: PINEROOTS LLC						
GRANTEE: LA GANSA LLC						
0893/2179	1/20/1999	WD	Q	I	01	100
GRANTOR: GORDON P SUMMERS ETAL						
GRANTEE: PINEROOTS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0260	PAVEMENT-A	0	0	92	200	18,400.00	UT	0.90	0.90	100	1998	1998	3	100	16,560	
2	0166	CONC,PAVMT	0	0	0	0	1,640.00	UT	1.50	1.50	100	1998	1998	3	100	2,460	

LAND DESCRIPTION

TOTAL OB/XF 19,020

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	1001	C	MISC COMMERC	0		00	104.00	210.00	21,780.00	SF		1.00	1.00	1.00	2.75	2.75	59,895							

REVIEW DATE 10/27/2016 BY DF Total Acres: 0.50 Total Land Value: 59,895 Market: 0 Agricultural: 0 Common: 59,895 PRINTED 06/23/2026 BY SYS