FORT WHITE: BEG SW COR OF BLK 52, RUN ALONG THE E LINE OF COULTER ST. 207.35 FT TO S R/W

SUSIE Q FOODS OF FLORIDA LLC
P O BOX 2300
THOMASVILLE, GA 31799

2027

00-00-00-14408-000

BUILDING CHARACTERISTICS

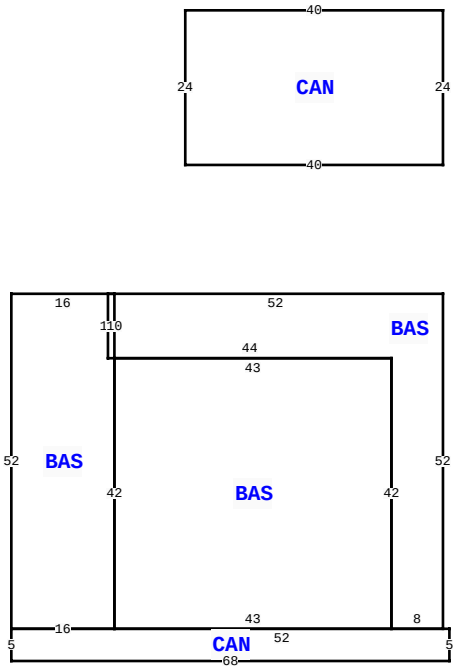
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	10	TERRAZZO 90
Interior Floo	06	VINYL ASB 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100		832	23,479
BAS	856	100		856	24,157
BAS	1,806	100		1,806	50,966
CAN	340	30		102	2,879
CAN	960	30		288	8,128
TOTALS	4,794			3,884	109,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	3,884	74.2630	56.44	219,213	1970	1985	0	0	0	50.00	50.00

1 NBHD CONVE 0% - 0 Heated Area: 3494 HX Base Yr



7636 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	520	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	875	
3	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	
4	0260	PAVEMENT-A	0	0	0	0	5,404.00	UT	0.90	0.90	100	1996	1996	3	100	4,864	
5	0166	CONC,PAVMT	0	0	0	0	4,610.00	UT	0.75	0.75	100	1996	1996	3	100	3,458	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	130,012
TOTAL MARKET OB/XF VALUE	10,517
TOTAL LAND VALUE - MARKET	88,339
TOTAL MARKET VALUE	228,868
SOH/AGL Deduction	0
ASSESSED VALUE	228,868
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,868
TOTAL JUST VALUE	228,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,868

SALE:7:1: NEED CORRECTIVE DEED - WRONG LEGAL

SALE:4:1: DEED FOR 6 COLUMBIA CO/1 SUWANNEE CO PAR

BLDG:2:1: BAIT SHOP

BLDG:1:1: DJ'S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10971	ADDN COMM	200	04/02/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/0487	8/23/2019	WD	U	I	35	3,350,000
GRANTOR: THE KINJAC CORPORATIO						
GRANTEE: SUSIE Q FOODS OF FL						
0874/2458	2/19/1999	WD	Q	I	03	250,000
GRANTOR: BEHRENWALD						
GRANTEE: JOHNSON & JOHNSON I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S10 E44 S42 BAS= N42 W43 BAS= N10 W16 S52 E16 N42$ S42 CAN= W16 S5 E68 N5 W52$ E43$E8 N52$ PTR= N20 CAN= N24 W40 S24 E40$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 10,517

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		00	0.00	0.00	22,088.60	SF		1.00	1.00	0.90	4.00	3.60	79,519							
2	1100	C	STORE 1FLR	0		00	0.00	0.00	11,025.00	SF		1.00	1.00	1.00	0.80	0.80	8,820							

REVIEW DATE 05/10/2024 BY TP Total Acres: 0.76 Total Land Value: 88,339 Market: 0 Agricultural: 0 Common: 88,339 PRINTED 11/16/2026 BY SYS

FORT WHITE: BEG SW COR OF BLK
52, RUN ALONG THE E LINE OF
COULTER ST. 207.35 FT TO S R/W

SUSIE Q FOODS OF FLORIDA LLC
P O BOX 2300
THOMASVILLE, GA 31799

2027

00-00-00-14408-000

BUILDING CHARACTERISTICS

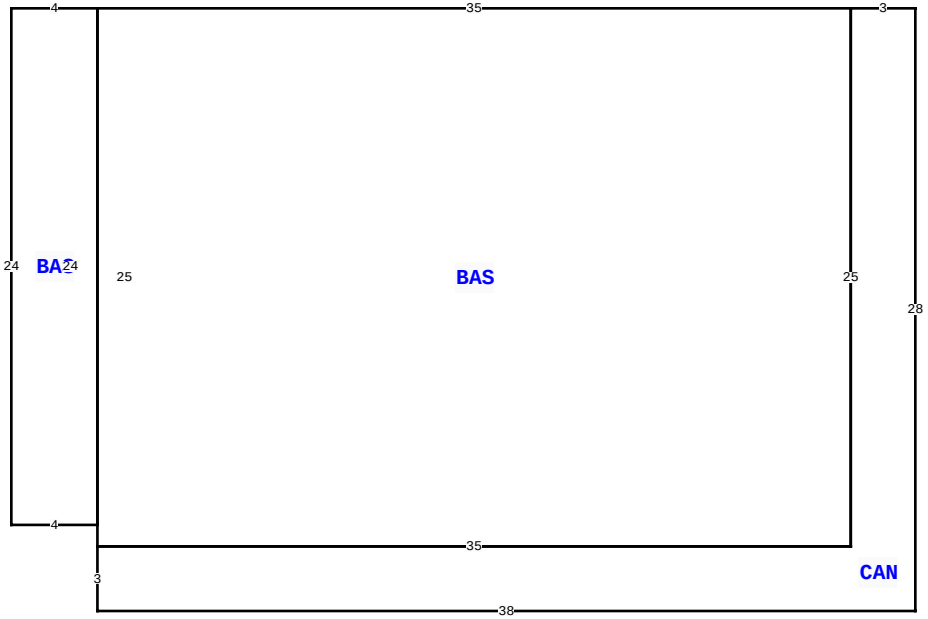
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	16.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	1,906
BAS	875	100		875	17,369
CAN	189	30		57	1,132
TOTALS	1,160			1,028	20,406

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	1,028	70.8960	39.70	40,812	1979	1979	0	0	0	50.00	50.00

2 STORE DISC 0% - 0 Heated Area: 971 HX Base Yr



7636 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	130,012
TOTAL MARKET OB/XF VALUE	10,517
TOTAL LAND VALUE - MARKET	88,339
TOTAL MARKET VALUE	228,868
SOH/AGL Deduction	0
ASSESSED VALUE	228,868
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,868
TOTAL JUST VALUE	228,868
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	228,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/0487	8/23/2019	WD	U	I	35	3,350,000
GRANTOR: THE KINJAC CORPORATIO						
GRANTEE: SUSIE Q FOODS OF FL						
0874/2458	2/19/1999	WD	Q	I	03	250,000
GRANTOR: BEHRENWALD						
GRANTEE: JOHNSON & JOHNSON I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 BAS= W4 S24 E4 N24$S25 CAN= S3 E38 N28 W3 S25 W35$ E35 N25$.

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 05/10/2024 BY TP Total Acres: 0.76 Total Land Value: 88,339 Market: 0 Agricultural: 0 Common: 88,339 PRINTED 11/16/2026 BY SYS