BEG SW COR OF SW1/4, RUN E 2494.
N ALONG R/W 2376.50 FT, W 255 FT
ALONG R/W SR-6 250 FT, S 300 FT,

AMERICAN TOWER MANAGEMENT INC
P O BOX 723597
ATLANTA, GA 31139

**2027**

**01-1N-16-01491-000**

## BUILDING CHARACTERISTICS

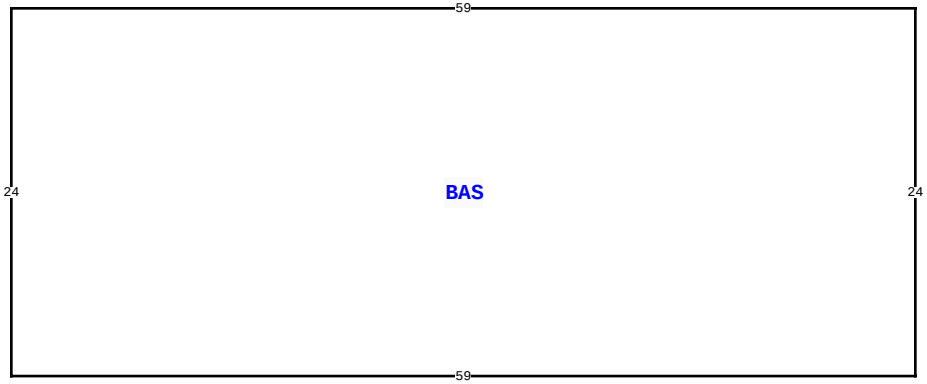
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 22 | PRECAST PN 100 |
| Roof Structur | 12 | REINFO/CON 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Plumbing | | 0 100 |
| Frame | 04 | REIN CONC 100 |
| Story Height | | 10 100 |
| RMS | | 1 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 07 | 07 |
| DOR CODE | 9100 | UTILITIES |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 901116.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,416 | 100 | | 1,416 | 53,391 |
| TOTALS | 1,416 | | | 1,416 | 53,390 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7800 | 06 | 1,416 | 132.3000 | 75.41 | 106,781 | 1955 | 1970 | 0 | 0 | 0 | 50.00 | 50.00 |

1 EXCEP STOR 0% - 0 Heated Area: 1416 HX Base Yr




188 NW BAY CREEK ST, WHITE SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| 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 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 880 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 2,000.00 | UT | 0.27 | 0.27 | 100 | 0 | 0 | 3 | 100 | 540 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 64,265 |
| TOTAL MARKET OB/XF VALUE | 1,420 |
| TOTAL LAND VALUE - MARKET | 3,440 |
| TOTAL MARKET VALUE | 69,125 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 69,125 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 69,125 |
| TOTAL JUST VALUE | 69,125 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 69,125 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042201 | Communications To | 10,000 | 06/23/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0901/0149 | 2/28/2000 | QC | Q | I | 01 | 135,400 |

GRANTOR: A T & T CORP

GRANTEE: AMERICAN TOWER MGMT

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W59 S24 E59 N24$.

## LAND DESCRIPTION

TOTAL OB/XF 1,420

| 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 | 9105 | C | TOWER SITE | 0 | | | 0.00 | 0.00 | 1.72 | AC | | 1.00 | 1.00 | 1.00 | 2,000.00 | 2,000.00 | 3,440 | | | | | | | |

REVIEW DATE 02/13/2018 BY DF Total Acres: 1.72 Total Land Value: 3,440 Market: 0 Agricultural: 0 Common: 3,440 PRINTED 11/16/2026 BY SYS

BEG SW COR OF SW1/4, RUN E 2494.
N ALONG R/W 2376.50 FT, W 255 FT
ALONG R/W SR-6 250 FT, S 300 FT,

AMERICAN TOWER MANAGEMENT INC
P O BOX 723597
ATLANTA, GA 31139

**2027**

**01-1N-16-01491-000**

## BUILDING CHARACTERISTICS

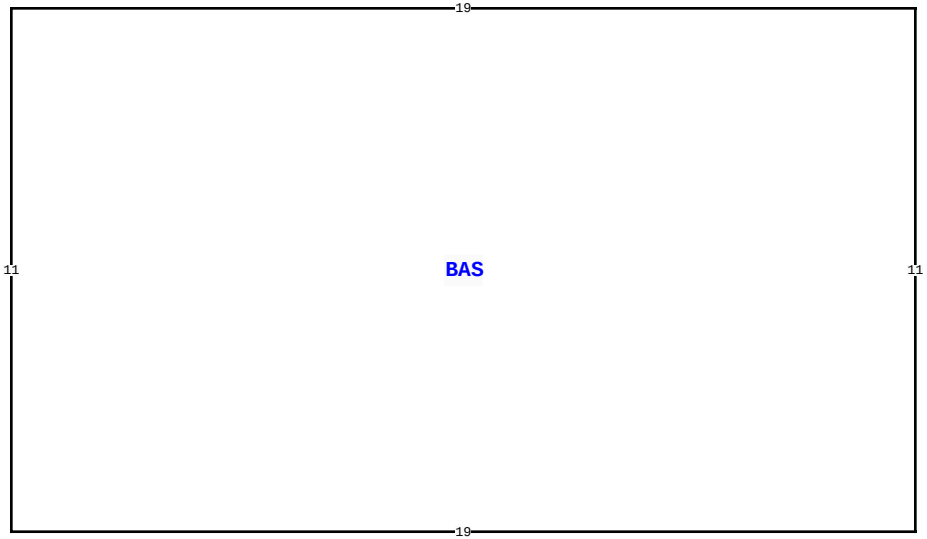
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 22 | PRECAST PN 100 |
| Roof Structur | 12 | REINFO/CON 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 09 | WALL UNIT 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Plumbing | | 0 100 |
| Frame | 04 | REIN CONC 100 |
| Story Height | | 10 100 |
| RMS | | 1 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 07 | 07 |
| DOR CODE | 9100 | UTILITIES |
| MAP NUM | | MKT AREA 05 |
| NEIGHBORHOOD/LOC | 901116.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 209 | 100 | | 209 | 10,875 |
| TOTALS | 209 | | | 209 | 10,875 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7800 | 06 | 209 | 132.3000 | 75.41 | 15,761 | 2001 | 2001 | 0 | 0 | 0 | 31.00 | 69.00 |

2 EXCEP STOR 0% - 0 Heated Area: 209 HX Base Yr




188 NW BAY CREEK ST, WHITE SPRINGS

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 64,265 |
| TOTAL MARKET OB/XF VALUE | 1,420 |
| TOTAL LAND VALUE - MARKET | 3,440 |
| TOTAL MARKET VALUE | 69,125 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 69,125 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 69,125 |
| TOTAL JUST VALUE | 69,125 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 69,125 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0901/0149 | 2/28/2000 | QC | Q | I | 01 | 135,400 |

GRANTOR: A T & T CORP

GRANTEE: AMERICAN TOWER MGMT

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 S11 E19 N11$.

## 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 02/13/2018 BY DF Total Acres: 1.72 Total Land Value: 3,440 Market: 0 Agricultural: 0 Common: 3,440 PRINTED 11/16/2026 BY SYS