LOT 2 INTERSTATE COMMERCE CENTER
N 20 FT.

JIV MANAGEMENT HOLDING SERVICES, LLC
369 TOCCOA PL
JONESBORO, GA 30236

2027

02-4S-16-02714-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2416.0100 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	05/11/2026 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	0
TOTAL LAND VALUE - MARKET	182,460
TOTAL MARKET VALUE	182,460
SOH/AGL Deduction	0
ASSESSED VALUE	182,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,460
TOTAL JUST VALUE	182,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1319	12/26/2023	QC	U	V	11	100
GRANTOR: JJT MANAGEMENT HOLDIN						
GRANTEE: JIV MANAGEMENT HOLD						
1284/2150	11/14/2014	WD	Q	V	01	149,900
GRANTOR: PINE COMMERCE CENTER						
GRANTEE: JJT MANAGEMENT HOLD						

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

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	1000	C	VACANT COMME	0		CG	0.00	0.00	55,713.00	SF		1.00	1.00	0.28	11.00	3.03	168,532							
2	9630	C	SWAMP	0		CG	0.00	0.00	55,713.00	SF		1.00	1.00	1.00	0.25	0.25	13,928							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 2.56 Total Land Value: 182,460 Market: 0 Agricultural: 0 Common: 182,460 PRINTED 11/17/2026 BY SYS