COMM NE COR OF SEC, RUN W
325.33 FT TO S'LY R/W LINE
GS & F RR FOR POB, RUN SE 193

ABP FL (LAKE CITY) LLC
PO BOX 672828
MARIETTA, GA 30006

2027

03-4S-17-07581-000

BUILDING CHARACTERISTICS

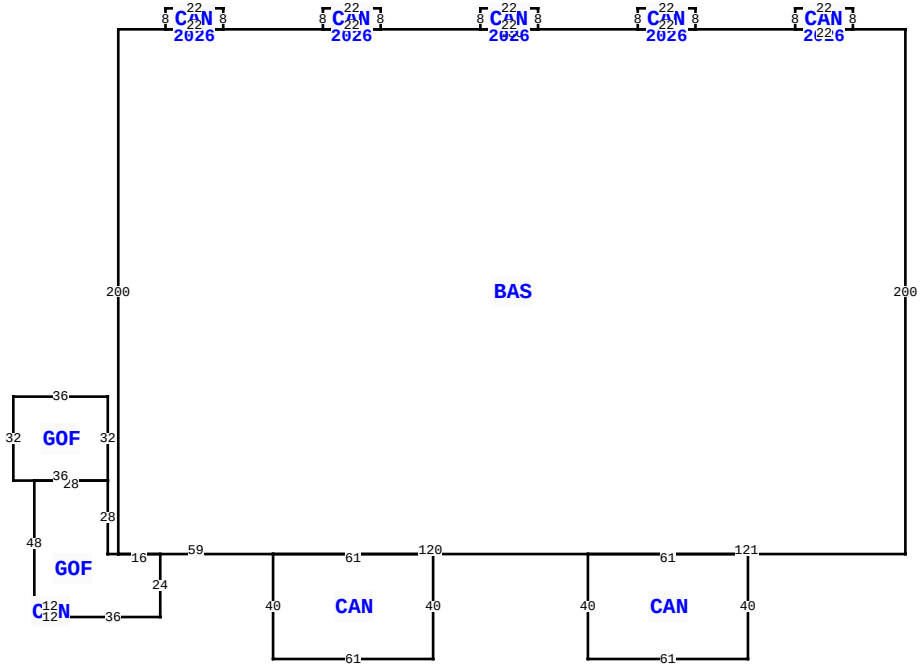
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	4300	LUMBER YARD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0800	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60,000	100		60,000	914,100
CAN	48	30		14	214
CAN	2,440	30		732	11,152
CAN	2,440	30		732	11,152
CAN	176	30	2026	53	808
CAN	176	30	2026	53	808
CAN	176	30	2026	53	808
CAN	176	30	2026	53	808
CAN	176	30	2026	53	808
GOF	1,152	185		2,131	32,466
TOTALS	68,848			67,367	1,026,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8200	06	67,367	80.1904	30.47	2,052,672	1968	1968	0	0	0	50.00	50.00

1 WAREH DIST 0% - 0 Heated Area: 63040 HX Base Yr



** This building has 11 Sub-Areas

694 SE COUNTY ROAD 245 , LAKE CITY

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	0260	PAVEMENT-A	0	0	0	0	43,400.00	UT	0.90	0.90	30	0	0	3	30	11,718	
2	0140	CLFENCE 6	0	0	0	0	4,367.00	UT	3.80	3.80	30	0	0	3	30	4,978	
3	0160	CLFENCE 10	0	0	0	0	14,972.00	UT	0.90	0.90	100	1998	1998	3	100	13,475	
4	0283	RR SPUR	0	0	16	24	400.00	UT	70.00	70.00	30	0	0	3	30	8,400	
5	0040	BARN,POLE	0	0	16	24	384.00	UT	2.50	2.50	100	1998	1998	3	100	960	
6	0060	CARPORT F	0	0	20	20	400.00	UT	3.00	3.00	100	2008	2008	3	100	1,200	
7	0161	3-STRAND B	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
8	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	2026	2025		100	1,000	
9	0260	PAVEMENT-A	0	0	0	0	3,840.00	UT	2.00	2.00	100	2026	2025		100	7,680	
10	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 51,111

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	4300	C	LUMBER YRD	0		00	0.00	0.00	19.55	AC		1.00	1.00	0.70	14,000.00	9,800.00	191,590							

REVIEW DATE 03/30/2026 BY TP Total Acres: 19.55 Total Land Value: 191,590 Market: 0 Agricultural: 0 Common: 191,590 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,762,792
TOTAL MARKET OB/XF VALUE	81,111
TOTAL LAND VALUE - MARKET	191,590
TOTAL MARKET VALUE	2,035,493
SOH/AGL Deduction	0
ASSESSED VALUE	2,035,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,035,493
TOTAL JUST VALUE	2,035,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,035,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050344	Demolition	14,500	07/12/2024
000047665	Electrical Servic	2,500	07/13/2023
26060	MAINT/ALTR	0	07/26/2007
26061	MAINT/ALTR	550	07/26/2007
14491	ADDN COMM	375	09/08/1998
14492	COMMERCIAL	950	09/08/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1015/1914	5/07/2004	WD	Q	I	03	602,600

GRANTOR: GEORGIA-PACIFIC CORP

GRANTEE: ABP FL (LAKE CITY)

BUILDING NOTES

BUILDING DIMENSIONS

```
BAS=[ORIG=0,0] W300 S200 E59 E120 E121 N200 $
CAN=[ORIG=-241,200] S40 E61 N40 W61 $
CAN=[ORIG=-121,200] S40 E61 N40 W61 $
GOF=[ORIG=-300,200] W4 N28 W28 S48 E12 S4 E36 N24 W16 $
GOF=[ORIG=-304,172] N32 W36 S32 E36 $
CAN=[YR=2026;ORIG=-42,0] N8 E22 S8 W22 $
CAN=[YR=2026;ORIG=-80,0] N8 W22 S8 E22 $
CAN=[YR=2026;ORIG=-140,-8] S8 W22 N8 E22 $
CAN=[YR=2026;ORIG=-200,-8] S8 W22 N8 E22 $
CAN=[YR=2026;ORIG=-260,-8] S8 W22 N8 E22 $
CAN=[ORIG=-332,220] S4 E12 N4 W12 $
.
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COMM NE COR OF SEC, RUN W
325.33 FT TO S'LY R/W LINE
GS & F RR FOR POB, RUN SE 193

ABP FL (LAKE CITY) LLC
PO BOX 672828
MARIETTA, GA 30006

2027

03-4S-17-07581-000

BUILDING CHARACTERISTICS

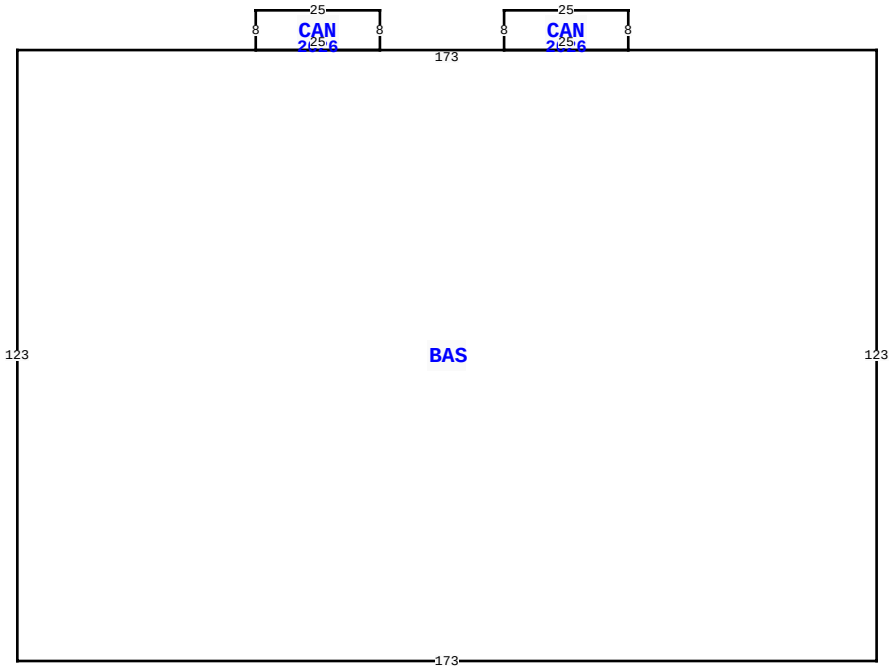
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	4300	LUMBER YARD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0800	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	21,279	100		21,279	312,482
CAN	200	30	2026	60	881
CAN	200	30	2026	60	881
TOTALS	21,679			21,399	314,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8200	06	21,399	77.2920	29.37	628,489	1970	1970	0	0	0	50.00	50.00

2 WAREH DIST 0% - 0 Heated Area: 21279 HX Base Yr



694 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,762,792
TOTAL MARKET OB/XF VALUE	81,111
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TOTAL MARKET VALUE	2,035,493
SOH/AGL Deduction	0
ASSESSED VALUE	2,035,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,035,493
TOTAL JUST VALUE	2,035,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,035,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1015/1914	5/07/2004	WD	Q	I	03	602,600

GRANTOR: GEORGIA-PACIFIC CORP

GRANTEE: ABP FL (LAKE CITY)

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W173 S123 E173 N123 $
CAN=[YR=2026;ORIG=-50,-8] S8 W25 N8 E25 $
CAN=[YR=2026;ORIG=-100,-8] S8 W25 N8 E25 $
.

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
11	0040	BARN,POLE	0	0	120	70	1.00	UT	0.00	0.00	100	2026	2025		100	30,000	

LAND DESCRIPTION

TOTAL OB/XF 30,000

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 03/30/2026 BY TP Total Acres: 19.55 Total Land Value: 191,590 Market: 0 Agricultural: 0 Common: 191,590 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SEC, RUN W
325.33 FT TO S'LY R/W LINE
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BUILDING CHARACTERISTICS

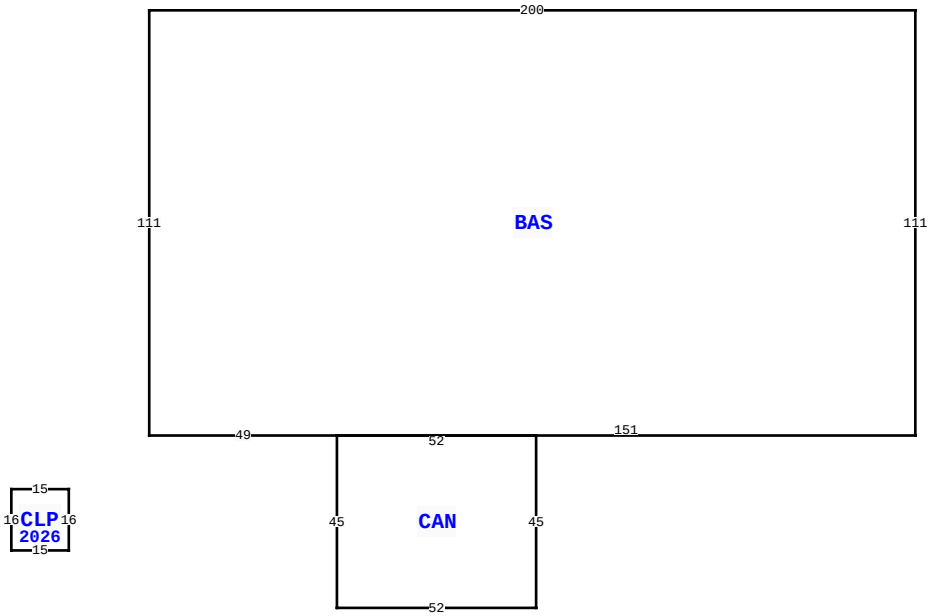
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	4300	LUMBER YARD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0800	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	22,200	100		22,200	406,713
CAN	2,340	30		702	12,861
CLP	240	60	2026	144	2,638
TOTALS	24,780			23,046	422,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	06	23,046	83.0889	29.08	670,178	1998	1998	0	0	0	37.00	63.00

3 PREF M B S 0% - 0 Heated Area: 22200 HX Base Yr



694 SE COUNTY ROAD 245 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

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SOH/AGL Deduction	0
ASSESSED VALUE	2,035,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,035,493
TOTAL JUST VALUE	2,035,493
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,035,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1015/1914	5/07/2004	WD	Q	I	03	602,600

GRANTOR: GEORGIA-PACIFIC CORP

GRANTEE: ABP FL (LAKE CITY)

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W200 S111 E49 E151 N111 $
CAN=[ORIG=-151,111] S45 E52 N45 W52 $
CLP=[YR=2026;ORIG=-236,125] E15 S16 W15 N16 $
.

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 03/30/2026 BY TP Total Acres: 19.55 Total Land Value: 191,590 Market: 0 Agricultural: 0 Common: 191,590 PRINTED 11/17/2026 BY SYS