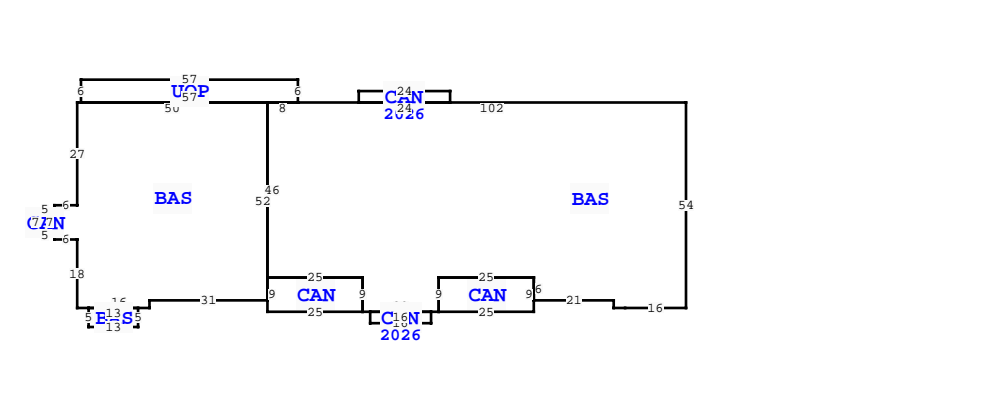




ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structure	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4300	04	11,610	161.5305	122.76	1,425,244	2010	2010	0	0	14.00	86.00	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			1,225,710
TOTAL MARKET OB/XF VALUE			468,037
TOTAL LAND VALUE - MARKET			1,020,480
TOTAL MARKET VALUE			2,714,227
SOH/AGL Deduction			0
ASSESSED VALUE			2,714,227
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,714,227
TOTAL JUST VALUE			2,714,227
NCON VALUE			8,552
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,620,747

QUALITY	DOR CODE	MAP NUM	MKT AREA		
07 07	1126 CONV STORE/GAS		02		
NEIGHBORHOOD/LOC		3617.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	65	100		65	6,862
BAS	2,692	100		2,692	284,204
BAS	5,518	100		5,518	582,555
CAN	35	30		10	1,056
CAN	225	30		68	7,179
CAN	225	30		68	7,179
CAN	48	30	2026	14	1,478
CAN	72	30	2026	22	2,323
CDN	2,472	35		865	91,321
CDN	6,342	35		2,220	234,373
TOTALS	18,036			11,610	122,5710

** This building has 11 Sub-Areas
14170 S US HIGHWAY 441 , LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053073	Remodel	6,493	05/12/2025
000045498	New Commercial Co	32,000	08/28/2023
000047729	Electrical Servic	0	07/24/2023
000047605	Signs - New or Ex	230,000	07/05/2023
000047147	Additions	13,365	05/05/2023
000046948	Signs - New or Ex	9,196	04/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/0106	4/12/2018	TR	Q	I	03	240,000

GRANTOR: CROCKETT FARNELL TRUS						
GRANTEE: SOUTHWEST GEORGIA O						
1293/2074	4/28/2015	WD	U	I	43	19,812,600
GRANTOR: STAFFORD L SCAFF JR						
GRANTEE: SOUTHWEST GEORGIA O						

L N	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	94,990.00	UT	2.00	2.00	100	2010	2010	3	100	189,980	
2	0166	CONC, PAVMT	0	0	0	0	18,026.00	UT	2.25	2.25	100	2010	2010	3	100	40,559	
3	0253	LIGHTING	0	0	0	0	8.00	UT	1,500.00	1,500.00	100	2010	2010	3	100	12,000	
4	0164	CONC BIN	0	0	12	38	456.00	UT	11.00	11.00	100	2010	2010	3	100	5,016	
5	0294	SHED WOOD/	0	0	12	26	312.00	UT	11.00	11.00	100	2010	2010	3	100	3,432	
6	0260	PAVEMENT-A	0	0	0	0	102,275.00	UT	2.00	2.00	100	2024	2023		100	204,550	
7	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	2,000	
8	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2024	2023		100	10,500	

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

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	1410	C	CONV STORE	0		CHI	0.00	0.00	236,530.80	SF		1.00	1.00	0.80	3.00	2.40	567,674									
2	1410	C	CONV STORE	0		CHI	0.00	0.00	108,900.00	SF		1.00	1.00	0.80	3.00	2.40	261,360									
3	1000	C	VACANT COMME	0		CHI	0.00	0.00	127,630.80	SF		1.00	1.00	0.50	3.00	1.50	191,446									