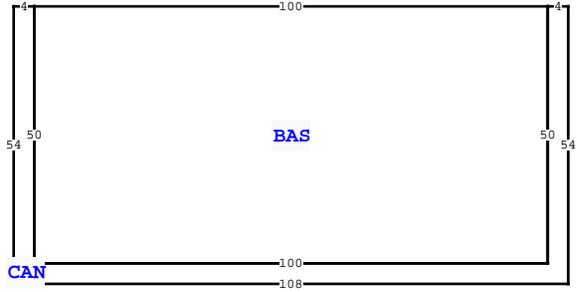
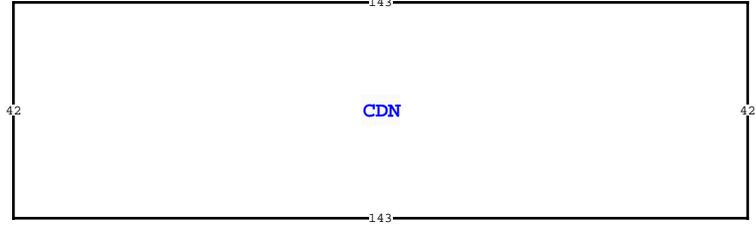


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	10	STEEL FRME	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures	10	10	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	04	04	100
Quality	07	07	
DOR CODE	1126	CONV STORE/GAS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	5416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,000	100	
CAN	832	30	
CDN	6,006	35	
TOTALS	11,838		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	NBHD CONVE	0%	0									Heated Area: 5000 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			781,172
TOTAL MARKET OB/XF VALUE			73,504
TOTAL LAND VALUE - MARKET			202,554
TOTAL MARKET VALUE			1,057,230
SOH/AGL Deduction			0
ASSESSED VALUE			1,057,230
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,057,230
TOTAL JUST VALUE			1,057,230
NCON VALUE			6,316
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,010,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041838	Signs - New or Ex	55,000	05/03/2021
39893	REMODEL	0	06/05/2020
28632	COMMERCIAL	575	06/08/2010
28498	COMMERCIAL	3,275	04/20/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/2074	4/28/2015	WD	U	I	43	19,812,600
GRANTOR: STAFFORD L SCAFF JR						
GRANTEE: SOUTHWEST GEORGIA O						
1185/1821	12/10/2009	WD	Q	V	01	225,000
GRANTOR: WESTRIDGE INC						
GRANTEE: STAFFORD L JR & ANN						

EXTRA FEATURES														2366 SW PINEMOUNT RD, LAKE CITY			
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	24,634.00	UT	1.60	1.60	100	2010	2010	3	100	39,414	
2	0166	CONC,PAVMT	0	0	0	0	9,984.00	UT	2.25	2.25	100	2010	2010	3	100	22,464	
3	0164	CONC BIN	0	0	10	21	210.00	UT	11.00	11.00	100	2010	2010	3	100	2,310	
4	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2010	2010	3	100	3,000	
5	0120	CLFENCE 4	0	0	0	0	600.00	UT	6.00	6.00	100	2026	2025		100	3,600	
6	0140	CLFENCE 6	0	0	0	0	152.00	UT	8.00	8.00	100	2026	2025		100	1,216	
7	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	

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

BUILDING DIMENSIONS	
BAS= W100 CAN= W4 S54 E108 N54 W4 S50 W100 N50\$ S50 E100 N50\$ PTR= N30 CDN= N42 W143 S42 E143 \$ S30\$.	

LAND DESCRIPTION														TOTAL OB/XF 73,504										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	400.00	370.00	135,036.00	SF		1.00	1.00	1.00	1.50	1.50	202,554							