COMM AT INTERS OF N LINE OF NW1/
THE W'LY R/W LINE OF US-41, S AL
FT TO S R/W LINE OF ST MARGARET

FAMILY FUN RENTALS, LLC
1313 S HIGHWAY 129
STOCKTON, GA 31649

2027

05-4S-17-07675-006

BUILDING CHARACTERISTICS

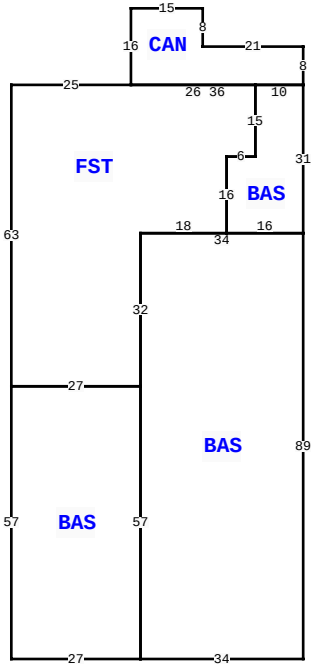
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	MSNRY STUC 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	406	100		406	7,873
BAS	1,539	100		1,539	29,841
BAS	3,026	100		3,026	58,674
CAN	408	30		122	2,366
FST	2,349	50		1,174	22,764
TOTALS	7,728			6,267	121,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7300	04	6,267	77.5680	38.78	243,034	1964	1974	0	0	0	50.00	50.00

1 SER/SALES 0% - 2024 Heated Area: 4971 HX Base Yr



1396 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	1.00	UT	5,760.00	5,760.00	100	0	0	3	100	5,760	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,700	
3	0030	BARN,MT	0	0	38	48	1.00	UT	5,196.00	5,196.00	100	0	0	3	100	5,196	
4	0030	BARN,MT	0	0	51	50	1.00	UT	7,266.00	7,266.00	100	0	0	3	100	7,266	
5	0252	LEAN-TO W/	0	0	14	50	700.00	UT	2.00	2.00	100	0	0	3	100	1,400	
6	0040	BARN,POLE	0	0	50	20	1,000.00	UT	3.00	3.00	100	0	0	3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	121,517
TOTAL MARKET OB/XF VALUE	26,322
TOTAL LAND VALUE - MARKET	208,458
TOTAL MARKET VALUE	356,297
SOH/AGL Deduction	218
ASSESSED VALUE	356,079
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	356,079
TOTAL JUST VALUE	356,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0123	REMODEL	211	02/27/2020
3565	REMODEL	468	01/30/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/825	12/14/2023	WD	Q	I	01	348,400
GRANTOR: MEADOWS COMMERCIAL PR						
GRANTEE: FAMILY FUN RENTALS,						
1366/1841	6/19/2018	WD	U	I	11	100
GRANTOR: YENNY RENE LOPEZ SANC						
GRANTEE: MEADOWS COMMERCIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-34,63] S57 E34 N89 W34 S32 $
FST=[ORIG=-10,0] W26 W25 S63 E27 N32 E18 N16 E6 N15 $
BAS=[ORIG=-61,63] S57 E27 N57 W27 $
CAN=[ORIG=-36,0] N16 E15 S8 E21 S8 W36 $
BAS=[ORIG=0,0] W10 S15 W6 S16 E16 N31 $
.

LAND DESCRIPTION

TOTAL OB/XF 26,322

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	1100	C	STORE 1FLR	0		CG	102.00	250.00	25,500.00	SF		1.00	1.00	1.00	5.50	5.50	140,250							
2	1100	C	STORE 1FLR	0		CG	0.00	0.00	17,052.00	SF		1.00	1.00	2.00	2.00	4.00	68,208							

REVIEW DATE 12/29/2023 BY TP Total Acres: 0.98 Total Land Value: 208,458 Market: 0 Agricultural: 0 Common: 208,458 PRINTED 11/17/2026 BY SYS