COMM AT SW COR OF NE1/4 OF NE1/4
R/W LINE OF MARVIN BURNETT RD, T
FT, N 13.01 FT TO POB, N 235.99

TERAMORE DEVELOPMENT LLC
PO BOX 6460
THOMASVILLE, GA 31758

2026

07-4S-17-08127-018

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.00	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	05/12/2026 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	391,822
TOTAL MARKET VALUE	391,822
SOH/AGL Deduction	0
ASSESSED VALUE	391,822
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,822
TOTAL JUST VALUE	391,822
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1552/1753	10/21/2025	WD	Q	V	01	450,000
GRANTOR: CONCEPT NET LEASE LLC						
GRANTEE: TERAMORE DEVELOPMEN						
1532/2149	2/05/2025	WD	Q	V	01	450,000
GRANTOR: ST JOHNS LIMITED LIAB						
GRANTEE: CONCEPT NET LEASE L						

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	0000	C	VAC RES	0		00	0.00	0.00	111,949.00	SF		1.00	1.00	1.00	3.50	3.50	391,822							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 2.57 Total Land Value: 391,822 Market: 0 Agricultural: 0 Common: 391,822 PRINTED 06/22/2026 BY SYS