

COMM SW COR OF NE1/4 OF NE1/4, N
 DEG E 662.85 FT FOR POB, CONT N
 FT TO W R/W OF US HWY 41, N 32 D

TERAMORE DEVELOPMENT, LLC
 PO BOX 6460
 THOMASVILLE, GA 31758

2026

11-3S-16-02061-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																															
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																													
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 1,500 TOTAL LAND VALUE - MARKET 237,837 TOTAL MARKET VALUE 239,337 SOH/AGL Deduction 0 ASSESSED VALUE 239,337 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 239,337 TOTAL JUST VALUE 239,337 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE																															
DOR CODE		1000 VACANT COMMERCIAL																		PERMIT NUM		DESCRIPTION		AMT		ISSUED																									
MAP NUM		11316.00 1.00/																		00005541		New Commercial Co		690,000		04/29/2026																									
NEIGHBORHOOD/LOC																				SALES DATA																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		OFF RECORD Number		DATE		TYPE INST		Q / V / I / RSN CD		SALE PRICE																															
												1556/2728		12/19/2025		WD Q		I 01		325,000																															
GRANTOR: BAR D RANCH PARTNERSH																				GRANTEE: TERAMORE DEVELOPMEN																															
TOTALS																				BUILDING NOTES																															
EXTRA FEATURES										4924 NW US HIGHWAY 41 , LAKE CITY										BUILDING DIMENSIONS																															
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		0140		CLFENCE		6 0		0 0		1.00		UT		0.00		0.00		100		2014		2014		3		100		1,500																							
LAND DESCRIPTION																				TOTAL OB/XF										1,500																					
L N		USE CODE		CLS		LAND USE DESCRIPTION		CAP		R D		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		D T		DPHT FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV			
1		1000		C		VACANT COMME		0				CHI		0.00		0.00		79,279.00		AC				1.00		1.00		1.00		3.00		3.00		237,837																	
REVIEW DATE																				03/20/2026				BY		ME		Total Acres: 1.82				Total Land Value: 237,837				Market: 0				Agricultural: 0				Common: 237,837				PRINTED 05/08/2026 BY SYS			