

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 257,657 TOTAL MARKET VALUE 259,157 SOH/AGL Deduction 0 ASSESSED VALUE 259,157 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 259,157 TOTAL JUST VALUE 259,157 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE													
DOR CODE		1000 VACANT COMMERCIAL																		PERMIT NUM				DESCRIPTION				AMT		ISSUED			
MAP NUM																				000055717				Signs - New or Ex				2,900		05/20/2026			
NEIGHBORHOOD/LOC		11316.00 1.00/																		000055592				Signs - New or Ex				2,000		05/04/2026			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE												000055541				New Commercial Co				690,000		04/29/2026	
																				<b>SALES DATA</b>													
OFF RECORD Number					DATE					TYPE INST		Q U		V I		RSN CD		SALE PRICE															
1556/2728					12/19/2025					WD Q		Q I		01		325,000																	
GRANTOR: BAR D RANCH PARTNERSH																																	
GRANTEE: TERAMORE DEVELOPMEN																																	
<b>BUILDING NOTES</b>																																	
<b>BUILDING DIMENSIONS</b>																																	
TOTALS										4924 NW US HIGHWAY 41 , LAKE CITY										BLD DATE		LGL DATE		05/12/2026		MLU							
<b>EXTRA FEATURES</b>																				XF DATE		LAND DATE											
										INC DATE		AG DATE																					
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																	
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b>										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	3.25	3.25	257,657																
REVIEW DATE 03/20/2026 BY ME Total Acres: 1.82 Total Land Value: 257,657 Market: 0 Agricultural: 0 Common: 257,657 PRINTED 06/22/2026 BY SYS																																	