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

**2027**

**11-3S-16-02061-002**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | | |
|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 11316.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

4924 NW US HIGHWAY 41 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### 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 | 259,157 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055717 | Signs - New or Ex | 2,900 | 05/20/2026 |
| 000055592 | Signs - New or Ex | 2,000 | 05/04/2026 |
| 000055541 | New Commercial Co | 690,000 | 04/29/2026 |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | 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

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,500 | |
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 1,500

| 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 | 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 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 10/15/2026 BY mark Total Acres: 1.82 Total Land Value: 257,657 Market: 0 Agricultural: 0 Common: 257,657 PRINTED 11/17/2026 BY SYS