

COMM INTERS S LINE OF SEC & W R/
ALONG R/W 317.84 FT FOR POB, CON
SW 450.75 FT, SE 155.87 FT, NE 4

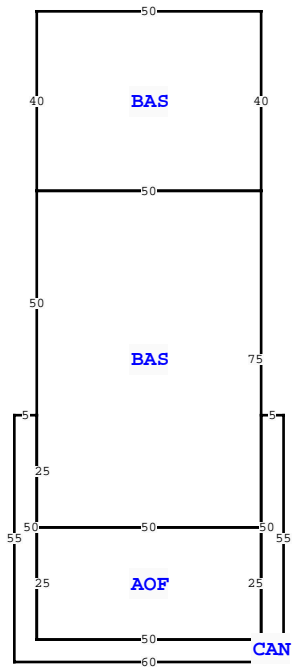
MULLINS & KELLIS LLC
4041 COLHAM FERRY ROAD
WATKINSVILLE, GA 30677

2026

17-4S-17-08418-003


| BUILDING CHARACTERISTICS | | |
|--------------------------|--------------------------|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | | N/A 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 5 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 16 100 |
| RMS | | 6 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 4817 WHSE STORAGE/OFFICE | |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 17417.00 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| AOF | 1,250 | 150 |
| BAS | 2,000 | 100 |
| BAS | 3,750 | 100 |
| CAN | 800 | 30 |
| TOTALS | 7,800 | 7,865 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|------------------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | PREF M B A | 0% | - 0 | | | | | | | | | Heated Area: 7000 HX Base Yr | |



| COLUMBIA COUNTY PROPERTY | | |
|---------------------------|-----------|-------------|
| VALUATION SUMMARY | | PAGE 1 of 1 |
| VALUATION BY | STANDARD | |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | 174,266 | |
| TOTAL MARKET OB/XF VALUE | 9,645 | |
| TOTAL LAND VALUE - MARKET | 140,264 | |
| TOTAL MARKET VALUE | 324,175 | |
| SOH/AGL Deduction | 38,642 | |
| ASSESSED VALUE | 285,533 | |
| TOTAL EXEMPTION VALUE | 0 | |
| BASE TAXABLE VALUE | 285,533 | |
| TOTAL JUST VALUE | 324,175 | |
| NCON VALUE | 0 | |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | 259,575 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 13553 | COMMERCIAL | 525 | 01/26/1998 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1349/0019 | 11/08/2017 | WD | U | I | 30 | 400,000 |
| GRANTOR: KELLIS JOINT VENTURE | | | | | | |
| GRANTEE: MULLINS & KELLIS LL | | | | | | |
| 0931/1124 | 5/25/2001 | WD | Q | V | 03 | 100 |
| GRANTOR: ROM KEEKIS | | | | | | |
| GRANTEE: KELLIS JOINT VENTUR | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|---|---|----------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 3,600.00 | UT | 1.50 | 1.50 | 100 | 1998 | 1998 | 3 | 100 | 5,400 | |
| 2 | 0140 | CLFENCE | 6 | 0 | 0 | 870.00 | UT | 3.50 | 3.50 | 100 | 1998 | 1998 | 3 | 100 | 3,045 | |
| 3 | 0060 | CARPORT F | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |

4134 S US HIGHWAY 441 , LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/12/2026 MLU

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

BUILDING DIMENSIONS
 BAS= N40 W50 S40 E50\$ BAS= W50 S50 CAN= W5 S55 E60 N55 W5 S50 W50 N50\$ S25 AOF= S25 E50 N25 W50\$ E50 N75\$.

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 4817 | C | STORG/ OFF | 0 | | A-1 | 0.00 | 0.00 | 70,132.00 | SF | | 1.00 | 1.00 | 1.00 | 2.00 | 2.00 | 140,264 | | | | | | | |