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

2027

17-4S-17-08418-003

BUILDING CHARACTERISTICS

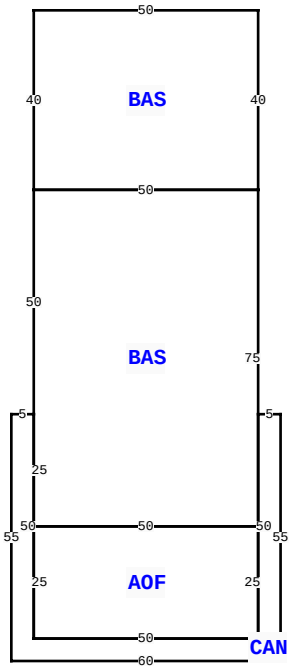
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		16 100
RMS		6 100
Stories	1.	1. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,250	150		1,875	41,545
BAS	2,000	100		2,000	44,314
BAS	3,750	100		3,750	83,089
CAN	800	30		240	5,318
TOTALS	7,800			7,865	174,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	7,865	92.5600	35.17	276,612	1998	1998	0	0	0	37.00	63.00

1 PREF M B A 0% - 0 Heated Area: 7000 HX Base Yr



4134 S US HIGHWAY 441 , LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	10,089
ASSESSED VALUE	314,086
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	314,086
TOTAL JUST VALUE	324,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	324,175

SALE:1:1: 1.61 AC ON US-441 SOUTH

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 KEKKIS						
GRANTEE: KELLIS JOINT VENTUR						

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 9,645

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	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							

REVIEW DATE 05/04/2017 BY BC Total Acres: 1.61 Total Land Value: 140,264 Market: 0 Agricultural: 0 Common: 140,264 PRINTED 11/17/2026 BY SYS