LOT 1 WINDSWEPT INDUSTRIAL S/D
UNIT 3.

EXPRESS PACKAGING INC
P O BOX 1333
PEMBROKE, GA 31321

**2026**

**24-4S-16-03120-301**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 4000 | VACANT INDUSTRIAL | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 24416.00 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 213,300 |
| TOTAL MARKET VALUE | 213,300 |
| SOH/AGL Deduction | 30,810 |
| ASSESSED VALUE | 182,490 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 182,490 |
| TOTAL JUST VALUE | 213,300 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 165,900 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1318/0875 | 6/30/2016 | WD | Q | V | 01 | 120,000 |

GRANTOR: DANIEL CRAPPS AS TRUS

GRANTEE: EXPRESS PACKAGING I

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 4000 | C | VAC INDUSTRI | 0 | | | 0.00 | 0.00 | 4.74 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 213,300 | | | | | | | |

REVIEW DATE 02/20/2025 BY KS Total Acres: 4.74 Total Land Value: 213,300 Market: 0 Agricultural: 0 Common: 213,300 PRINTED 05/08/2026 BY SYS