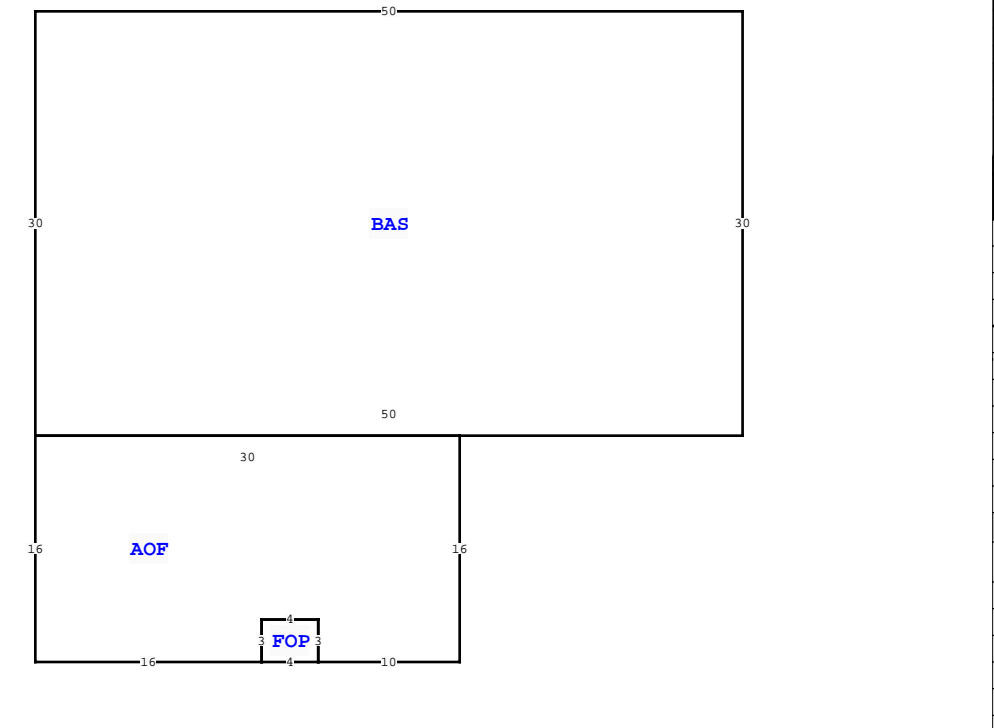


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
4900	04	2,019	79.9680	59.18	119,484	1980	1980	0	0	0	50.00	50.00			



Quality		05 05			
DOR CODE		9100 UTILITIES			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC		25416.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	468	110		515	15,239
BAS	1,500	100		1,500	44,385
FOP	12	30		4	119
<b>TOTALS</b>	<b>1,980</b>			<b>2,019</b>	<b>59,742</b>

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0161	3-STRAND B	0	0	0	0	400.00	UT	1.30	1.30	100	2003	2003	3	100	520	

LAND DESCRIPTION															TOTAL OB/XF 1,320									
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	9105	C	TOWER SITE	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				59,742	
TOTAL MARKET OB/XF VALUE				1,320	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				121,062	
SOH/AGL Deduction				0	
ASSESSED VALUE				121,062	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				121,062	
TOTAL JUST VALUE				121,062	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				116,062	
SALE:1:1: SALE INCLUDED 8 LEASES.SPOKE TO MR HUDSO					
BLDG:1:1: 1992 DOR STUDY					
LAND:1:1: 1992 DOR STUDY					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000053934	Communications To	75,000	08/28/2025		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0836/1762	3/17/1997	WD	U	I	14	435,000
GRANTOR: CHARLES HUDSON						
GRANTEE: PINNACLE TOWERS INC						
0674/0133	1/10/1989	WD	U	I		75,000
GRANTOR: WARNER CABLE						
GRANTEE: HUDSON CHARLES						

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W50 S30 AOF= S16 E16 FOP= E4N3 W4 S3\$ N3 E4 S3 E10N16 W30\$ E50 N30\$.														