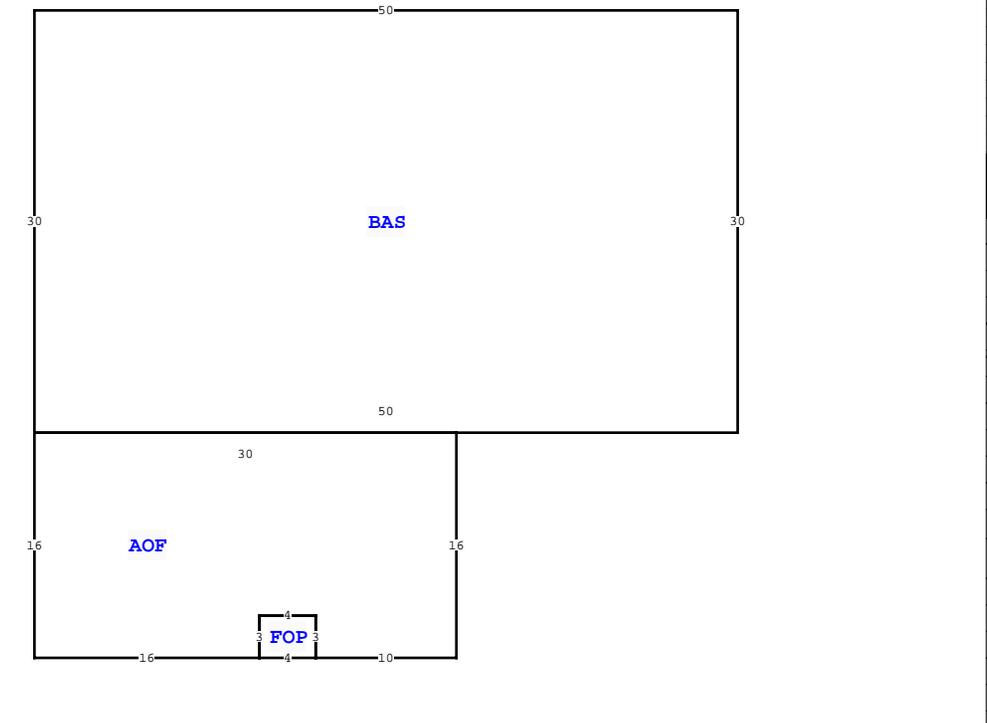


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		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
TOTALS	1,980			2,019	59,742

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			59,742
TOTAL MARKET OB/XF VALUE			1,320
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			116,062
SOH/AGL Deduction			0
ASSESSED VALUE			116,062
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			116,062
TOTAL JUST VALUE			116,062
NCON VALUE			0
INCOME VALUE			
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						

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

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
				04/20/2022 MLU			

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

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	9105	C	TOWER SITE	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							