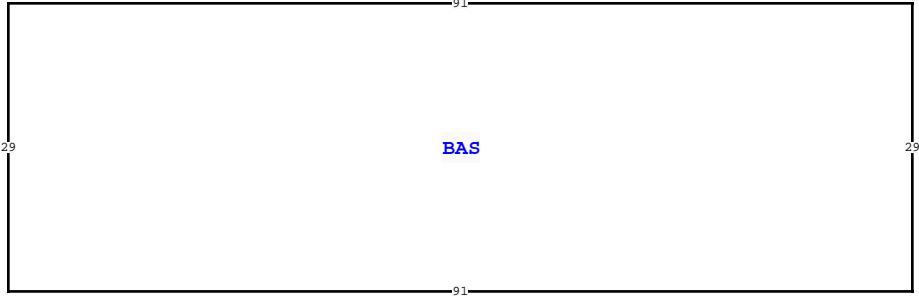




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	03	PLASTER	100
Interior Floo	06	VINYL ASB	100
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		3	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Quality	03	03	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,639	100	
TOTALS	2,639		57,372

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STORE RETL	0%	0								
				Heated Area: 2639							
					HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			57,372
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			12,500
TOTAL MARKET VALUE			70,672
SOH/AGL Deduction			796
ASSESSED VALUE			69,876
TOTAL EXEMPTION VALUE	10		69,876
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			70,672
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			63,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0859	REROOF WITH SHING		11/18/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1542/468	6/09/2025	WD	U	I	30	150,000
GRANTOR: MCKELLUM LESTER						
GRANTEE: THE GREATER LAKE CI						
1542/466	6/05/2025	QC	U	I	11	100
GRANTOR: BURKE MONIQUE M						
GRANTEE: MCKELLUM LESTER						

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	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	

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

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W91 S29 E91 N29\$.														

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	1100	C	STORE 1FLR	0			0.00	0.00	5,000.00	SF		1.00	1.00	1.25	2.00	2.50	12,500							