

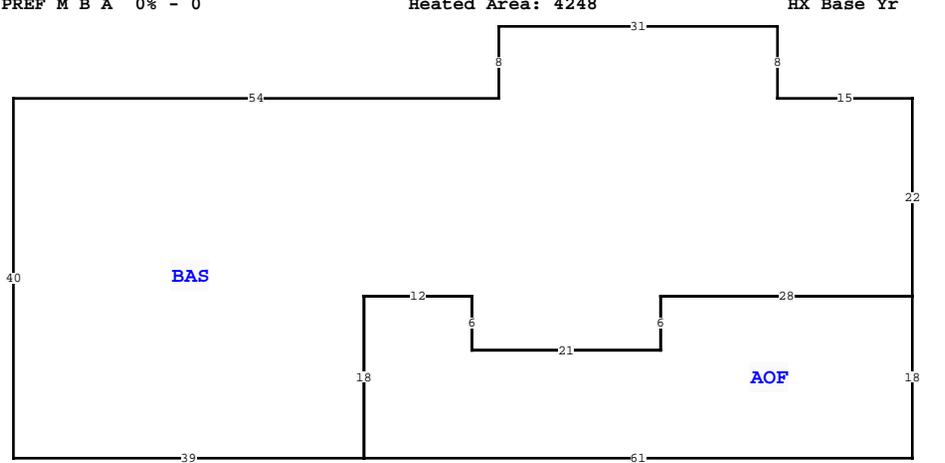
BEG SE COR OF BLOCK 3 ANDREW PAR
210 FT ALONG US-100, NE 444.6 F
ST, RUN SE'LY ALONG BAY ST AN AR

K GRIFFIN PROPERTIES INC
2109 WESLEY CHAPEL RD
PAVO, GA 31778

2026

34-3S-17-07056-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	09	RIDGE FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Plumbing		4 100	
Frame	05	STEEL 100	
Story Height		10 100	
RMS		4 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	02	02 100	
Quality	02	02	
DOR CODE	4300	LUMBER YARD	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	972	150	
BAS	3,276	100	
TOTALS	4,248		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	PREF M B A	0%	- 0										
Heated Area: 4248 HX Base Yr													
													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
AOF	972	150		1,458	23,051								
BAS	3,276	100		3,276	51,794								
TOTALS	4,248			4,734	74,845								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			74,845
TOTAL MARKET OB/XF VALUE			9,838
TOTAL LAND VALUE - MARKET			162,584
TOTAL MARKET VALUE			247,267
SOH/AGL Deduction			64,694
ASSESSED VALUE			182,573
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			182,573
TOTAL JUST VALUE			247,267
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			165,975
SALE:5:1: WHEELING AND DEALING GOING ON			
SALE:4:1: LOT 1 & PT LOTS 2 & 3 BLK 3 ANDREWS PARK			
SALE:3:1: STAMPS FOR ORB 804-2160 PRCLS 07032-000			
SALE:2:1: SNOW PEAK HAD BEEN C/O ERIC VIRGIL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1189/2178	2/26/2010	WD	U	I	30	287,500
GRANTOR: LUMBER DEALERS INC						
GRANTEE: K GRIFFIN PROPERTIE						
0819/1926	4/01/1996	WD	Q	I		170,700
GRANTOR: JAMES M & MONYA G VIR						
GRANTEE: LUMBER DEALERS INC						

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	0020	BARN,FR	0	0	26 44			12.00	30	0	0	3	30	4,118	
2	0040	BARN,POLE	0	0	40 100			3.00	30	1993	1993	3	30	3,600	
3	0140	CLFENCE 6	0	0	0 0			0.00	100	0	0	3	100	500	
4	0040	BARN,POLE	0	0	12 150			3.00	30	2008	2008	3	30	1,620	

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	4300	C	LUMBER YRD	0		00	0.00	0.00	81,292.00	SF		1.00	1.00	1.00	2.00	2.00	162,584							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W15 N8 W31 S8 W54 S40 E39 AOF= E61 N18 W28 S6 W21 N6 W12 S18\$ N18 E12 S6 E21 N6 E28 N22\$.