COMM NW COR OF SW1/4 OF NW1/4, R
E R/W OF I-75, SE ALONG R/W 119.
SE 188.94 FT, E 638.24 FT, SE AL

MAP REAL ESTATE LLC
1999 RICHMOND ROAD, SUITE 300
LEXINGTON, KY 40502

**2026**

**35-3S-16-02522-004**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

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

| | | | |
|---|---|---|---|
| DOR CODE | 1000 | VACANT COMMERCIAL | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 35316.00 | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 1,050,750 |
| TOTAL MARKET VALUE | 1,050,750 |
| SOH/AGL Deduction | 95,268 |
| ASSESSED VALUE | 955,482 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 955,482 |
| TOTAL JUST VALUE | 1,050,750 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 868,620 |

LAND:2:1: SIGN LOCATION, SOME LOW & WET

SALE:1:1: GRANTORS 1/2 INTEREST.

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

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 05/14/2026 MLU |
| INC DATE | | AG DATE | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1515/726 | 5/22/2024 | WD | Q | V | 01 | 1,352,000 |
| GRANTOR: PATEL KETNA | | | | | | |
| GRANTEE: MAP REAL ESTATE LLC | | | | | | |
| 1308/2530 | 1/28/2016 | WD | Q | V | 04 | 18,100 |
| GRANTOR: DONAL W COOK SR & ETA | | | | | | |
| GRANTEE: KETNA PATEL | | | | | | |

### 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 | 1000 | C | VACANT COMME | 0 | | CHI | 0.00 | 0.00 | 13.40 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 1,005,000 | | | | | | | |
| 2 | 1000 | C | VACANT COMME | 0 | | 00 | 0.00 | 0.00 | 0.61 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 45,750 | | | | | | | |

REVIEW DATE 05/14/2026 BY MLU Total Acres: 14.01 Total Land Value: 1,050,750 Market: 0 Agricultural: 0 Common: 1,050,750 PRINTED 06/19/2026 BY SYS