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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	868,620
TOTAL MARKET VALUE	868,620
SOH/AGL Deduction	0
ASSESSED VALUE	868,620
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	868,620
TOTAL JUST VALUE	868,620
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

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	62,000.00	62,000.00	830,800							
2	1000	C	VACANT COMME	0		00	0.00	0.00	0.61	AC		1.00	1.00	1.00	62,000.00	62,000.00	37,820							

REVIEW DATE 06/04/2024 BY ME Total Acres: 14.01 Total Land Value: 868,620 Market: 0 Agricultural: 0 Common: 868,620 PRINTED 05/08/2026 BY SYS