13.51 ACRES LYING IN SEC'S 34
& 35-3S-17 AS PER LEASE FROM
CITY OF LAKE CITY MORE PARTICU

CITY OF LAKE CITY/USDA FOREST SERVICE
USDA FOREST SERVICE, 1720 PEACHTREE ROAD NW
ATLANTA, GA 30309

2027

35-3S-17-07322-006

BUILDING CHARACTERISTICS

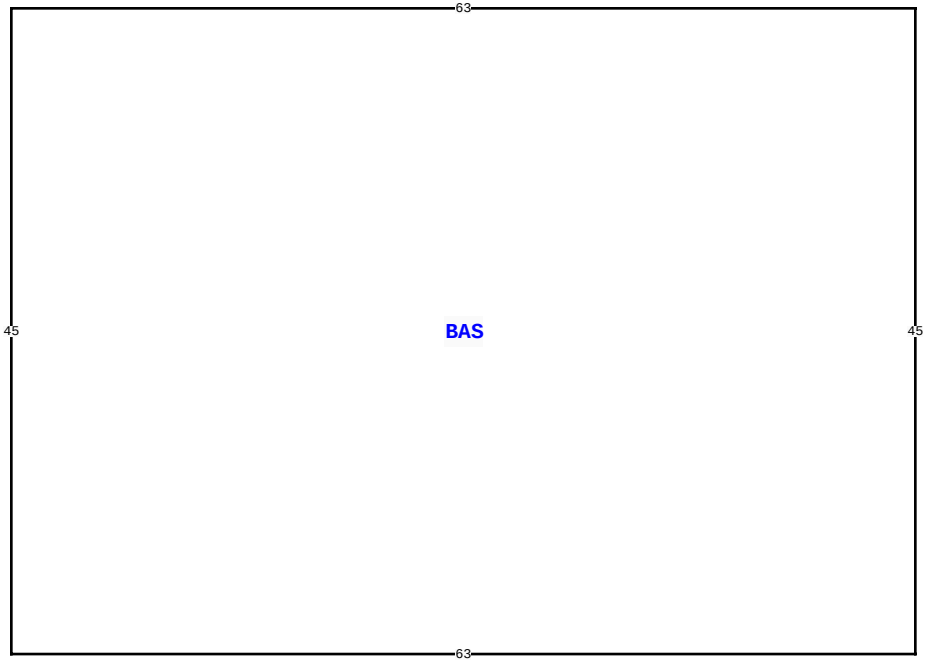
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		18 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	8900	MUNICIPAL IMP-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,835	100		2,835	210,886
TOTALS	2,835			2,835	210,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,835	127.2461	94.16	266,944	2006	2006	0	0	0	21.00	79.00

1 OFFICE LOW 0% - 0 Heated Area: 2835 HX Base Yr



475 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE	06/06/2006	CP	LGL DATE	04/09/2025	MLU
XF DATE	06/06/2006	CP	LAND DATE		
INC DATE			AG DATE		

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		275,517
TOTAL MARKET OB/XF VALUE		137,648
TOTAL LAND VALUE - MARKET		94,570
TOTAL MARKET VALUE		507,735
SOH/AGL Deduction		0
ASSESSED VALUE		507,735
TOTAL EXEMPTION VALUE	04	507,735
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		507,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2872	FEDERAL	28	01/30/2004
2873	FEDERAL	15	01/30/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W63 S45 E63 N45$.

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
1	0260	PAVEMENT-A	0	0	0	0	39,275.00	UT	1.50	1.50	100	2006	2006	3	100	58,913	
2	0166	CONC,PAVMT	0	0	0	0	18,218.00	UT	2.50	2.50	100	2006	2006	3	100	45,545	
3	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0150	CLFENCE 8	0	0	0	0	1,910.00	UT	9.00	9.00	100	2006	2006	3	100	17,190	
5	0253	LIGHTING	0	0	0	0	8.00	UT	1,500.00	1,500.00	100	2006	2006	3	100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 137,648

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	8900	C	MUNICIPAL	0			0.00	0.00	13.51	AC		1.00	1.00	1.00	7,000.00	7,000.00	94,570							

REVIEW DATE 03/22/2023 BY CP Total Acres: 13.51 Total Land Value: 94,570 Market: 0 Agricultural: 0 Common: 94,570 PRINTED 11/17/2026 BY SYS

13.51 ACRES LYING IN SEC'S 34
& 35-3S-17 AS PER LEASE FROM
CITY OF LAKE CITY MORE PARTICU

CITY OF LAKE CITY/USDA FOREST SERVICE
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BUILDING CHARACTERISTICS

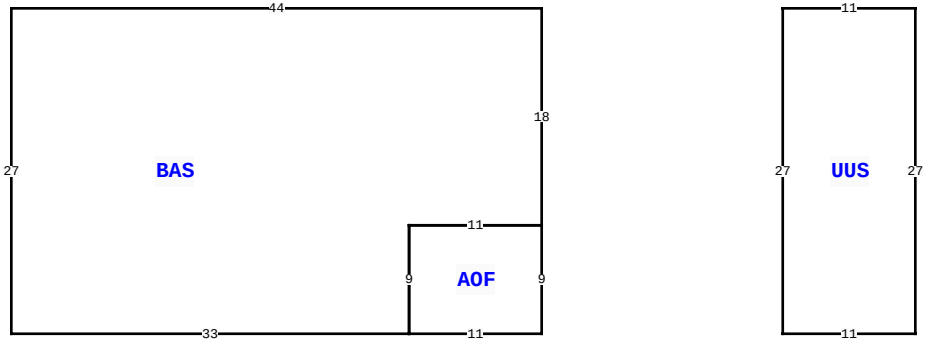
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		0 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	8900	MUNICIPAL IMP-EX
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	99	150		148	6,906
BAS	1,089	100		1,089	50,818
UUS	297	50		148	6,906
TOTALS	1,485			1,385	64,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	06	1,385	120.5568	59.07	81,812	2006	2006	0	0	0	21.00	79.00

2 SERV SHOP 0% - 0 Heated Area: 1188 HX Base Yr



475 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE	06/06/2006	CP	LGL DATE	04/09/2025	MLU
XF DATE	06/06/2006	CP	LAND DATE		
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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TOTAL JUST VALUE		507,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S27 E33 AOF= E11 N9 W11 S9$ N9 E11 N18$ PTR= E20
UUS= S27 E11 N27 W11$ W20$.

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

REVIEW DATE 03/22/2023 BY CP Total Acres: 13.51 Total Land Value: 94,570 Market: 0 Agricultural: 0 Common: 94,570 PRINTED 11/17/2026 BY SYS