COMM SE COR OF W1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W US-90
& POB, RUN E ALONG R/W 204.39

GLEASON MALL LLC
P O BOX 204227
AUGUSTA, GA 30917

2027

36-3S-16-02611-004

BUILDING CHARACTERISTICS

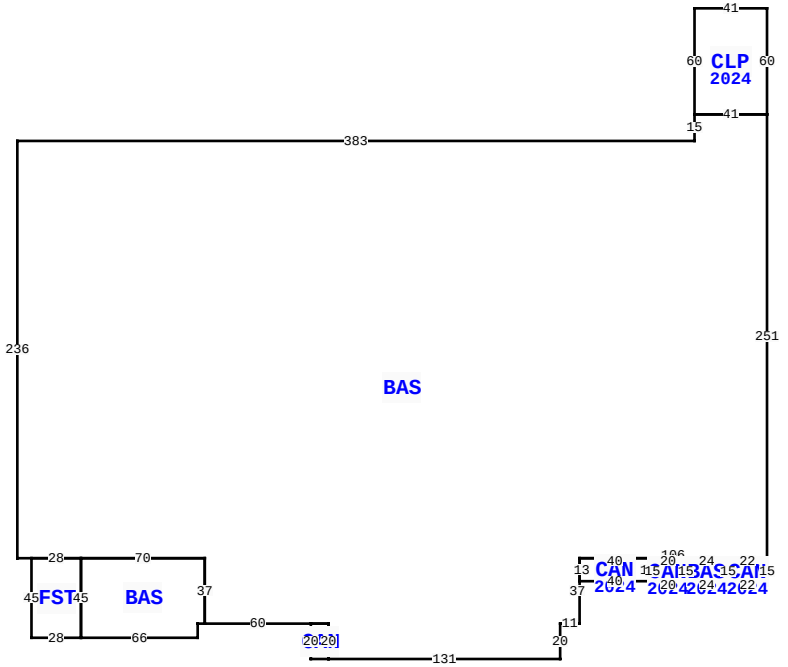
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		67 100
Frame	03	MASONRY 100
Common Wall		40 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		29 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	1500	REGIONAL SHOPPING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,118	100		3,118	62,672
BAS	111,143	100		111,143	2,233,974
BAS	360	100	2024	360	7,236
CAN	200	30		60	1,206
CAN	300	30	2024	90	1,809
CAN	330	30	2024	99	1,990
CAN	520	30	2024	156	3,136
CLP	2,460	40	2024	984	19,779
FST	1,260	50		630	12,663
TOTALS	119,691			116,640	2,344,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4000	04	116,640	85.5345	80.40	9,377,856	1981	1981	25	0	0	50.00	25.00

1 SHOP REGNL 0% - 0 Heated Area: 114621 HX Base Yr



332 NW COLE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

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	0295	SPKLR SYS	0	0	435	435	189,225.00	UT	1.17	1.17	75	1981	1981	3	75	166,045	
2	0253	LIGHTING	0	0	0	0	22.00	UT	1,000.00	1,000.00	90	1981	1981	3	90	19,800	
3	0260	PAVEMENT-A	0	0	0	0	864,000.00	UT	0.90	0.90	50	1981	1981	3	50	388,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 6 — 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	5,999,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	6,000,000
SOH/AGL Deduction	0
ASSESSED VALUE	6,000,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,000,000
TOTAL JUST VALUE	6,000,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,000,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21-0505			07/21/2021
20-0631	REMODEL	504	11/05/2020
19-0718	REMODEL	653	01/03/2020
16-1296	ADDN COMM	0	12/05/2016
15-0220	ADDN COMM	0	06/05/2015
14-0024	MAINT/ALTR	800	02/24/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/1977	1/13/1998	WD	Q	I		4,750,000

GRANTOR: GLEASON'S CORNER LTD

GRANTEE: GLEASON MALL LLC

BUILDING NOTES

BUILDING DIMENSIONS

```
BAS=[ORIG=0,0] W41 S15 W383 S236 E8 E28 E70 S37 E60 E10 S20
E131 N20 E11 N37 E106 N251 $
BAS=[ORIG=-388,251] S45 E66 N8 E4 N37 W70 $
FST=[ORIG=-416,251] S45 E28 N45 W28 $
CAN=[ORIG=-258,288] S20 E10 N20 W10 $
CAN=[YR=2024;ORIG=-106,251] E40 S13 W40 N13 $
CAN=[YR=2024;ORIG=-66,251] E20 S15 W20 N15 $
BAS=[YR=2024;ORIG=-46,251] E24 S15 W24 N15 $
CAN=[YR=2024;ORIG=-22,251] E22 S15 W22 N15 $
CLP=[YR=2024;ORIG=-41,0] N60 E41 S60 W41 $
.
```

LAND DESCRIPTION

TOTAL OB/XF 574,645

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	1500	C	SH CTR REG	0		00	0.00	0.00	33.79	AC		1.00	1.00	1.00	120,000.00	120,000.00	4,054,800							

REVIEW DATE 03/23/2026 BY ME Total Acres: 33.79 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/16/2026 BY SYS

COMM SE COR OF W1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W US-90
& POB, RUN E ALONG R/W 204.39

GLEASON MALL LLC
P O BOX 204227
AUGUSTA, GA 30917

2027

36-3S-16-02611-004

BUILDING CHARACTERISTICS

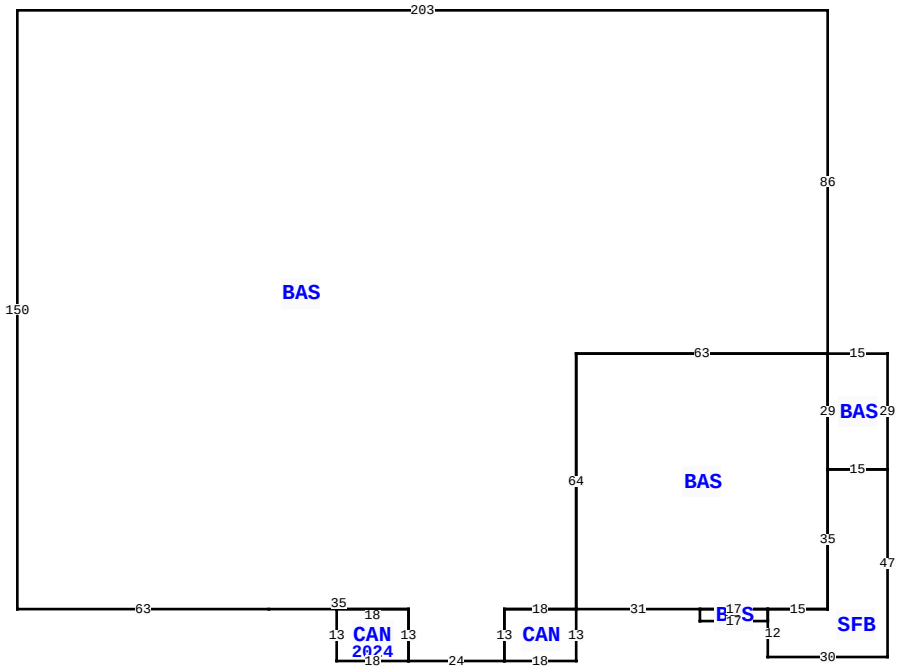
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		37 100
Frame	03	MASONRY 100
Common Wall		18 100
Story Height		20 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1500	REGIONAL SHOPPING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	51	100		51	1,353
BAS	435	100		435	11,540
BAS	4,032	100		4,032	106,958
BAS	26,730	100		26,730	709,072
CAN	234	30		70	1,857
CAN	234	30	2024	70	1,857
SFB	885	80		708	18,781
TOTALS	32,601			32,096	851,417

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3700	04	32,096	105.2619	63.16	2,027,183	2000	2000	25	0	0	33.00	42.00

2 STORE DEPT 0% - 0 Heated Area: 32133 HX Base Yr



332 NW COLE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 6 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	5,999,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	6,000,000
SOH/AGL Deduction	0
ASSESSED VALUE	6,000,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,000,000
TOTAL JUST VALUE	6,000,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,000,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-0464	REMODEL	180	11/05/2013
13-0413	REMODEL	755	09/20/2013
13-0279	ADDN COMM	2,685	06/21/2013
13-0226	REMODEL	725	05/21/2013
0281	REMODEL	177	03/31/2011
1862	ADDN COMM	1,155	08/30/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/1977	1/13/1998	WD	Q	I		4,750,000

GRANTOR: GLEASON'S CORNER LTD

GRANTEE: GLEASON MALL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W203 S150 E63 E35 S13 E24 N13 E18 N64 E63 N86 $
BAS=[ORIG=-63,150] E31 E17 E15 N35 N29 W63 S64 $
SFB=[ORIG=-15,150] S12 E30 N47 W15 S35 W15 $
BAS=[ORIG=0,115] E15 N29 W15 S29 $
CAN=[ORIG=-81,163] E18 N13 W18 S13 $
BAS=[ORIG=-32,150] S3 E17 N3 W17 $
CAN=[YR=2024;ORIG=-105,163] W18 N13 E18 S13 $
.

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 03/23/2026 BY ME Total Acres: 33.79 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/16/2026 BY SYS

COMM SE COR OF W1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W US-90
& POB, RUN E ALONG R/W 204.39

GLEASON MALL LLC
P O BOX 204227
AUGUSTA, GA 30917

2027

36-3S-16-02611-004

BUILDING CHARACTERISTICS

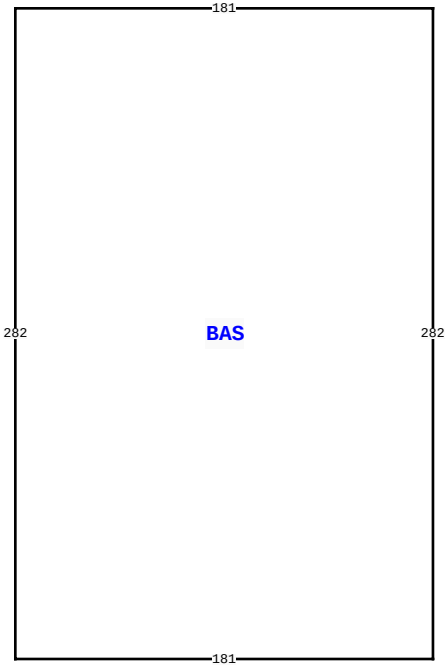
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		20 100
Frame	03	MASONRY 100
Common Wall		25 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	1500	REGIONAL SHOPPING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	51,042	100		51,042	631,262
TOTALS	51,042			51,042	631,262

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3700	04	51,042	82.4473	49.47	2,525,048	1981	1981	25	0	0	50.00	25.00

3 STORE DEPT 0% - 0 Heated Area: 51042 HX Base Yr



332 NW COLE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 6 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	5,999,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	6,000,000
SOH/AGL Deduction	0
ASSESSED VALUE	6,000,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,000,000
TOTAL JUST VALUE	6,000,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,000,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1789	ADDN COMM	1,765	06/28/2010
1862	REMODEL	740	10/29/2007
378	REMODEL	740	10/29/2007
387	REMODEL	100	10/29/2007
387	REMODEL	100	10/16/2007
387	REMODEL	315	10/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/1977	1/13/1998	WD	Q	I		4,750,000

GRANTOR: GLEASON'S CORNER LTD

GRANTEE: GLEASON MALL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W181 S282 E181 N282$.

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 03/23/2026 BY ME Total Acres: 33.79 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/16/2026 BY SYS

COMM SE COR OF W1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W US-90
& POB, RUN E ALONG R/W 204.39

GLEASON MALL LLC
P O BOX 204227
AUGUSTA, GA 30917

2027

36-3S-16-02611-004

BUILDING CHARACTERISTICS

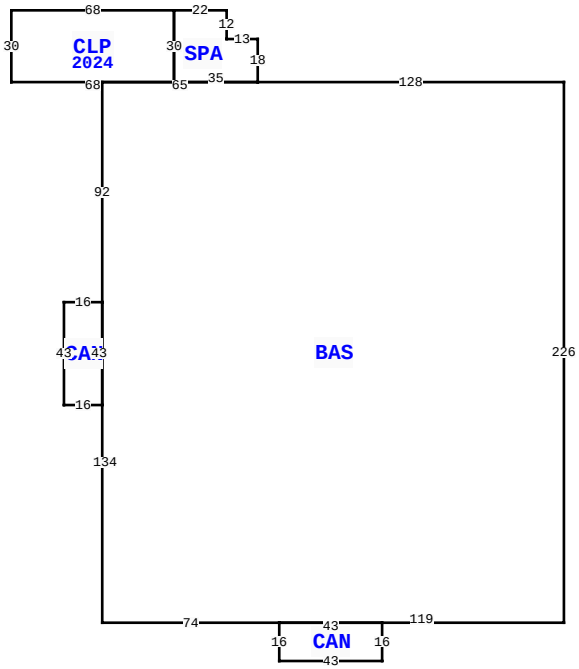
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		20 100
Frame	03	MASONRY 100
Common Wall		27 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	1500	REGIONAL SHOPPING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	43,618	100		43,618	537,047
CAN	688	30		206	2,537
CAN	688	30		206	2,537
CLP	2,040	40	2024	816	10,047
SPA	894	85		760	9,358
TOTALS	47,928			45,606	561,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3700	04	45,606	82.0841	49.25	2,246,096	1982	1982	25	0	0	50.00	25.00

4 STORE DEPT 0% - 0 Heated Area: 44378 HX Base Yr



332 NW COLE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 4 of 6 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	5,999,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	6,000,000
SOH/AGL Deduction	0
ASSESSED VALUE	6,000,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,000,000
TOTAL JUST VALUE	6,000,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,000,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
378	REMODEL	225	10/11/2007
354	REMODEL	25	09/21/2007
3832	REMODEL	50	07/26/2006
3753	REMODEL	50	05/31/2006
2451	COMMERCIAL	300	08/29/2002
2334	COMMERCIAL	25	04/05/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/1977	1/13/1998	WD	Q	I		4,750,000

GRANTOR: GLEASON'S CORNER LTD

GRANTEE: GLEASON MALL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W128 W65 S92 S134 E74 E119 N226 $
SPA=[ORIG=-128,0] N18 W13 N12 W22 S30 E35 $
CAN=[ORIG=-193,92] W16 S43 E16 N43 $
CAN=[ORIG=-119,226] S16 E43 N16 W43 $
CLP=[YR=2024;ORIG=-231,0] N30 E68 S30 W68 $
.

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 03/23/2026 BY ME Total Acres: 33.79 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/16/2026 BY SYS

COMM SE COR OF W1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W US-90
& POB, RUN E ALONG R/W 204.39

GLEASON MALL LLC
P O BOX 204227
AUGUSTA, GA 30917

2027

36-3S-16-02611-004

BUILDING CHARACTERISTICS

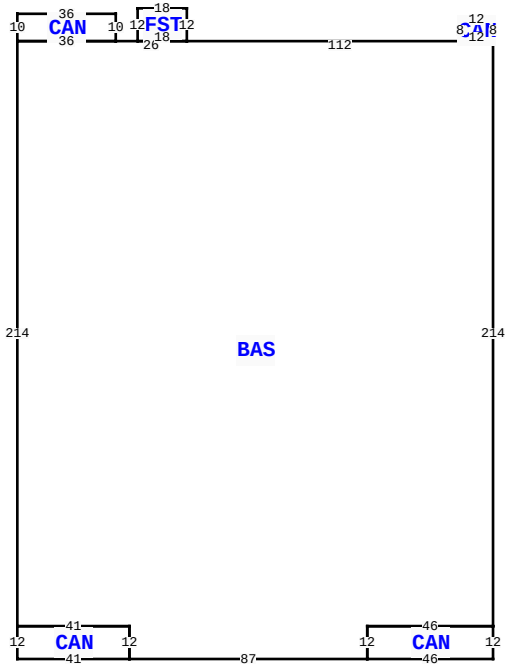
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		20 100
Frame	03	MASONRY 100
Common Wall		6 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	1500	REGIONAL SHOPPING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	38,280	100		38,280	448,355
CAN	96	30		29	340
CAN	360	30		108	1,265
CAN	492	30		148	1,734
CAN	552	30		166	1,944
FST	216	50		108	1,265
TOTALS	39,996			38,839	454,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3700	04	38,839	78.0889	46.85	1,819,607	1982	1982	25	0	0	50.00	25.00

5 STORE DEPT 0% - 0 Heated Area: 38280 HX Base Yr



332 NW COLE TER, LAKE CITY

BLD DATE		LGL DATE	05/13/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 5 of 6 1

VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	5,999,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	6,000,000
SOH/AGL Deduction	0
ASSESSED VALUE	6,000,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,000,000
TOTAL JUST VALUE	6,000,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,000,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1796	COMMERCIAL	915	05/10/2000
1763	COMMERCIAL	4,875	03/06/2000
1625	COMMERCIAL	343	08/30/1999
00000334	COMMERCIAL	360	11/29/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/1977	1/13/1998	WD	Q	I		4,750,000

GRANTOR: GLEASON'S CORNER LTD

GRANTEE: GLEASON MALL LLC

BUILDING NOTES

BUILDING DIMENSIONS

CAN= N8 W12 S8 E12$ BAS= W112 FST= N12 W18 S12 E18$ W26 CAN= N10 W36 S10 E36$ W36 S214 CAN= S12 E41 N12 W41$ E41 S12 E87 CAN= E46 N12 W46 S12$ N12 E46 N214$.

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 03/23/2026 BY ME Total Acres: 33.79 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/16/2026 BY SYS

COMM SE COR OF W1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W US-90
& POB, RUN E ALONG R/W 204.39

GLEASON MALL LLC
P O BOX 204227
AUGUSTA, GA 30917

2027

36-3S-16-02611-004

BUILDING CHARACTERISTICS

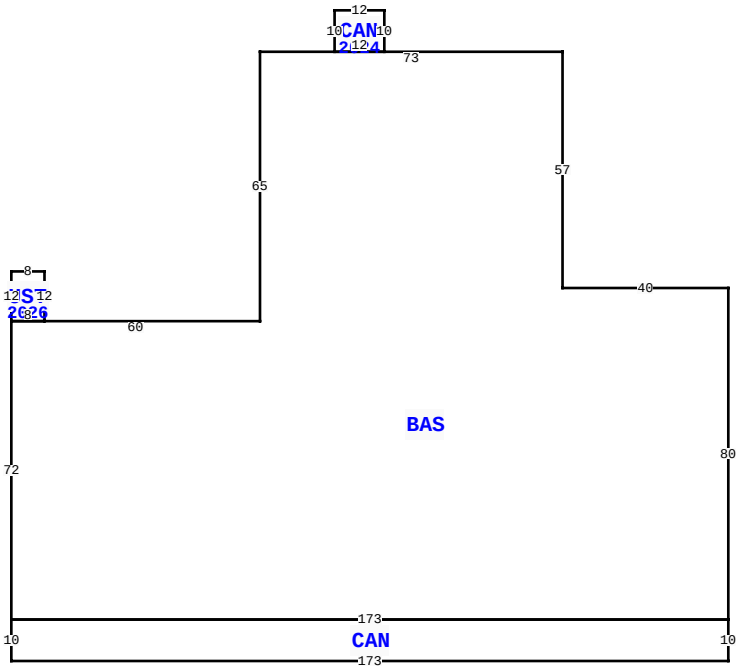
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Common Wall		11 100
Story Height		15 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	1500	REGIONAL SHOPPING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	17,521	100		17,521	295,273
CAN	1,730	30		519	8,747
CAN	120	30	2024	36	607
UST	96	40	2026	38	641
TOTALS	19,467			18,114	305,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4000	04	18,114	71.7151	67.41	1,221,065	1982	1982	25	0	0	50.00	25.00

6 SHOP REGNL 0% - 0 Heated Area: 17521 HX Base Yr



332 NW COLE TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	RECONCILE
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	5,999,900
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	100
TOTAL MARKET VALUE	6,000,000
SOH/AGL Deduction	0
ASSESSED VALUE	6,000,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,000,000
TOTAL JUST VALUE	6,000,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	6,000,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/1977	1/13/1998	WD	Q	I		4,750,000

GRANTOR: GLEASON'S CORNER LTD

GRANTEE: GLEASON MALL LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 N57 W73 S65 W60 S72 E173 N80 $
CAN=[ORIG=-173,80] S10 E173 N10 W173 $
CAN=[YR=2024;ORIG=-83,-57] W12 N10 E12 S10 $
UST=[YR=2026;ORIG=-165,-4] W8 S12 E8 N12 $
.

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 03/23/2026 BY ME Total Acres: 33.79 Total Land Value: 100 Market: 0 Agricultural: 0 Common: 100 PRINTED 11/16/2026 BY SYS