

COMM SE COR OF W1/2 OF SW1/4, RU
 N R/W OF US-90, E ALONG N R/W US
 FOR POB, CONT N 275 FT, E 238.11

GLEASON MALL, LP
 PO BOX 204227
 AUGUSTA, GA 30917

2026

36-3S-16-02611-006


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 1,000 TOTAL LAND VALUE - MARKET 1,233,910 TOTAL MARKET VALUE 1,234,910 SOH/AGL Deduction 0 ASSESSED VALUE 1,234,910 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 1,234,910 TOTAL JUST VALUE 1,234,910 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,588,101											
																				PERMIT NUM DESCRIPTION AMT ISSUED 25-0502 BUILDING DEMO 06/24/2025 1688 REMODEL 60 04/09/2010 265 REMODEL 77 07/25/2007 175 REMODEL 456 06/06/2007 11512 COMMERCIAL 2,525 08/12/1996 00000114 COMMERCIAL 31,000 05/04/1994											
																				SALES DATA OFF RECORD TYPE Q V RSN SALE Number DATE INST U I CD PRICE 1525/881 10/15/2024 QC U I 11 100 GRANTOR: HULL 2000, LLLP GRANTEE: GLEASON MALL, LP 1525/874 10/11/2024 WD U I 30 1,900,000 GRANTOR: 2281 W US 90 LLC GRANTEE: HULL 2000, LLLP											
TOTALS EXTRA FEATURES 2281 W US HIGHWAY 90 , LAKE CITY										BLD DATE LGL DATE XF DATE LAND DATE 04/08/2024 MLU INC DATE AG DATE																					
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															
2	0260	PAVEMENT-A	0	0	0	1.00	UT	1,000.00	1,000.00	100	1997	1997	3	100	1,000																
LAND DESCRIPTION										TOTAL OB/XF 1,000																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	1001	C	MISC COMMERC	0		CI	0.00	0.00	71,531.00	SF		1.00	1.00	1.15	15.00	17.25	1,233,910														
REVIEW DATE 08/06/2025 BY ME Total Acres: 1.64 Total Land Value: 1,233,910 Market: 0 Agricultural: 0 Common: 1,233,910 PRINTED 05/05/2026 BY SYS																															