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

2027

36-3S-16-02611-006

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2281 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	1,258,946
TOTAL MARKET VALUE	1,259,946
SOH/AGL Deduction	0
ASSESSED VALUE	1,259,946
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,259,946
TOTAL JUST VALUE	1,259,946
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,259,946

LAND:1:1: COR & ACCESS OFF REAR

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

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
1	0260	PAVEMENT-A	0	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

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	1001	C	MISC COMMERC	0		CI	0.00	0.00	71,531.00	SF		1.00	1.00	1.10	16.00	17.60	1,258,946							

REVIEW DATE 03/23/2026 BY JB Total Acres: 1.64 Total Land Value: 1,258,946 Market: 0 Agricultural: 0 Common: 1,258,946 PRINTED 11/16/2026 BY SYS