COMM SE COR OF W1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W OF
US-90, N 84 DEG W ALONG R/W

LAKE CITY MALL LP
P O BOX 204227
AUGUSTA, GA 30917

2027

36-3S-16-02611-021

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 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		15 100
Frame	04	REIN CONC 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Quality	07	07

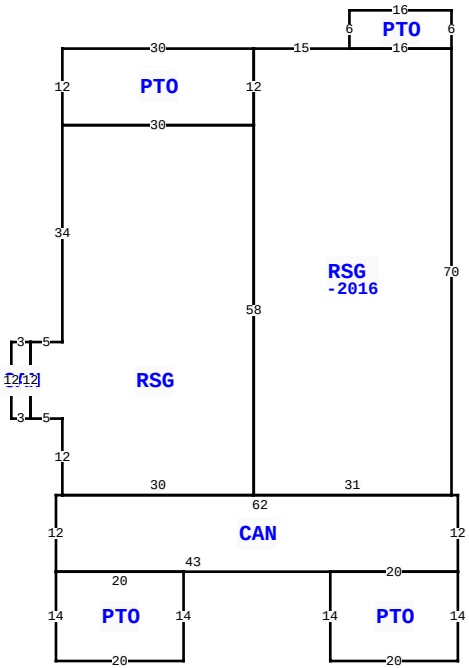
DOR CODE 1100 STORES/1 STORY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 36316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
CAN	36	30		11	913
CAN	756	30		227	18,839
PTO	96	5		5	415
PTO	280	5		14	1,162
PTO	280	5		14	1,162
PTO	360	5		18	1,494
RSG	1,800	125		2,250	186,733
RSG	2,170	125	-2016	2,712	225,076
TOTALS	5,778			5,251	435,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	5,251	160.0992	102.46	538,017	2007	2007	0	0	0	19.00	81.00

1 STORE RETL 0% - 0 Heated Area: 3970 HX Base Yr



2511 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	383.00	UT	3.00	3.00	100	2007	2007	3	100	1,149	
2	0260	PAVEMENT-A	0	0	0	0	7,724.00	UT	1.85	1.85	100	2007	2007	3	100	14,289	
3	0119	MASONRY WA	0	0	0	0	236.00	UT	7.50	7.50	100	2007	2007	3	100	1,770	
4	0164	CONC BIN	0	0	0	0	220.00	UT	14.00	14.00	100	2007	2007	3	100	3,080	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	435,794
TOTAL MARKET OB/XF VALUE	20,288
TOTAL LAND VALUE - MARKET	257,178
TOTAL MARKET VALUE	713,260
SOH/AGL Deduction	0
ASSESSED VALUE	713,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	713,260
TOTAL JUST VALUE	713,260
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	713,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0289	REMODEL FOR AKI R		07/17/2024
18-470	REMODEL	1,376	08/27/2018
15-1051	COMMERCIAL	0	12/04/2015
1837	ADDN COMM	75	08/31/2010
98	COMMERCIAL	3,269	03/21/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/2502	12/14/2001	WD	Q	V	03	75,000

GRANTOR: GLEASON MALL LP
GRANTEE: LAKE CITY MALL LP

BUILDING NOTES

BUILDING DIMENSIONS

RSG=[YR=-2016;ORIG=0,0] W16 W15 S12 S58 E31 N70 $
RSG=[ORIG=-31,12] W30 S34 W5 S12 E5 S12 E30 N58 $
CAN=[ORIG=-61,70] W1 S12 E43 E20 N12 W62 $
PTO=[ORIG=-31,0] W30 S12 E30 N12 $
PTO=[ORIG=-62,82] S14 E20 N14 W20 $
PTO=[ORIG=-19,82] S14 E20 N14 W20 $
PTO=[ORIG=-16,0] N6 E16 S6 W16 $
CAN=[ORIG=-66,46] W3 S12 E3 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 20,288

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	1100	C	STORE 1FLR	0		CI	0.00	0.00	17,859.60	SF		1.00	1.00	0.90	16.00	14.40	257,178							

REVIEW DATE 03/23/2026 BY JB Total Acres: 0.41 Total Land Value: 257,178 Market: 0 Agricultural: 0 Common: 257,178 PRINTED 11/16/2026 BY SYS