

(THAT PORTION OF THE FOLLOWING D  
OUTSIDE CITY LIMITS COMM SE COR  
842.71 FT FOR POB, CONT W 354.44

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

2026

36-3S-16-02617-004



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																					
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 10,600 <b>TOTAL LAND VALUE - MARKET</b> 297,129 <b>TOTAL MARKET VALUE</b> 307,729 SOH/AGL Deduction 0 <b>ASSESSED VALUE</b> 307,729 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 307,729 <b>TOTAL JUST VALUE</b> 307,729 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 297,129																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b> 16-0774      COMMERCIAL      0      08/29/2016 31967      COMMERCIAL      1,865      05/16/2014																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0942/2498</td> <td>12/14/2001</td> <td>WD</td> <td>Q</td> <td>I</td> <td>03</td> <td>100,000</td> </tr> </tbody> </table> GRANTOR: GLEASON PLACE L P GRANTEE: LAKE CITY PLACE LP 0882/0408      6/10/1999      PR      Q      I      1,250,000 GRANTOR: TED BOND (PER REP OF GRANTEE: GLEASON PLACE, L P										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	0942/2498	12/14/2001	WD	Q	I	03	100,000
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0942/2498	12/14/2001	WD	Q	I	03	100,000																																					
<b>TOTALS</b> <b>EXTRA FEATURES</b> 184 SW DOMINOS WAY, LAKE CITY										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					04/08/2024      MLU																							
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																											
1	0260	PAVEMENT-A	0	0	0	5,300.00	UT	2.00	2.00	100	2026	2025		100	10,600																												
																	<b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 10,600																										
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	1000	C	VACANT COMME	0		CI	0.00	0.00	8,900.00	SF		1.00	1.00	0.65	15.00	9.75	86,775																										
2	1000	C	VACANT COMME	0			0.00	0.00	70,117.84	SF		1.00	1.00	1.00	3.00	3.00	210,354																										
<b>REVIEW DATE</b> 04/08/2024 <b>BY</b> MLU      Total Acres: 1.81      Total Land Value: 297,129      Market: 0      Agricultural: 0      Common: 297,129 <b>PRINTED 05/05/2026 BY SYS</b>																																											