(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

2027

36-3S-16-02617-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT 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

184 SW DOMINOS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,600
TOTAL LAND VALUE - MARKET	337,972
TOTAL MARKET VALUE	348,572
SOH/AGL Deduction	0
ASSESSED VALUE	348,572
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,572
TOTAL JUST VALUE	348,572
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-0774	COMMERCIAL	0	08/29/2016
31967	COMMERCIAL	1,865	05/16/2014

SALES DATA

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
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						

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	5,300.00	UT	2.00	2.00	100	2026	2025		100	10,600	

LAND DESCRIPTION

TOTAL OB/XF 10,600

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	1000	C	VACANT COMME	0		CI	0.00	0.00	8,900.00	SF		1.00	1.00	0.65	16.00	10.40	92,560							
2	1000	C	VACANT COMME	0			0.00	0.00	70,117.84	SF		1.00	1.00	1.00	3.50	3.50	245,412							

REVIEW DATE 04/08/2024 BY MLU Total Acres: 1.81 Total Land Value: 337,972 Market: 0 Agricultural: 0 Common: 337,972 PRINTED 11/16/2026 BY SYS