

(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																	
																				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 23,166 ASSESSED VALUE 325,406 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 325,406 TOTAL JUST VALUE 348,572 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 297,129																			
DOR CODE		1000 VACANT COMMERCIAL																		PERMIT NUM		DESCRIPTION		AMT		ISSUED													
MAP NUM		36316.00 1.00/																		16-0774		COMMERCIAL		0		08/29/2016													
NEIGHBORHOOD/LOC		36316.00 1.00/																		31967		COMMERCIAL		1,865		05/16/2014													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															SALES DATA																			
																				OFF RECORD Number		DATE		TYPE INST		Q / V / I /		RSN CD		SALE PRICE									
																				0942/2498		12/14/2001		WD Q		I 03		100,000											
																				GRANTOR: GLEASON PLACE L P										GRANTOR: LAKE CITY PLACE LP									
																				0882/0408		6/10/1999		PR Q		I		1,250,000											
																				GRANTOR: TED BOND (PER REP OF										GRANTOR: GLEASON PLACE, L P									
TOTALS										184 SW DOMINOS WAY, LAKE CITY										BLD DATE		LGL DATE		05/12/2026		MLU													
EXTRA FEATURES																				XF DATE		LAND DATE																	
																				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																								
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																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/19/2026 BY SYS																																							