

THAT PORTION OF THE FOLLOWING DE
CITY LIMITS: COMM SE COR OF SW1/
FT FOR POB, CONT W 354.44 FT, N

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

2026

36-3S-16-02617-007


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: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 380,651 TOTAL MARKET VALUE 380,651 SOH/AGL Deduction 0 ASSESSED VALUE 380,651 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 380,651 TOTAL JUST VALUE 380,651 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 356,867											
DOR CODE 1000 VACANT COMMERCIAL																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0942/2498 12/14/2001 WD Q V 01 100,000 GRANTOR: GLEASON PLACE LP GRANTEE: LAKE CITY PLACE LP											
MAP NUM MKT AREA 06																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2026 MLU											
NEIGHBORHOOD/LOC 36316.00 1.00/																				BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
EXTRA FEATURES																															
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															
LAND DESCRIPTION										TOTAL OB/XF																					
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			0.00	0.00	36,591.00	SF		1.00	1.00	0.65	16.00	10.40	380,546														
2	9601	C	RETENTION AR	0			0.00	0.00	0.60	AC		1.00	1.00	1.00	175.00	175.00	105														
REVIEW DATE 05/11/2026 BY MLU										Total Acres: 1.44 Total Land Value: 380,651										Market: 0 Agricultural: 0 Common: 380,651 PRINTED 06/19/2026 BY SYS											