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

2027

36-3S-16-02617-007

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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

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	380,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/2498	12/14/2001	WD	Q	V	01	100,000

GRANTOR: GLEASON PLACE LP

GRANTEE: LAKE CITY PLACE LP

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			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 11/16/2026 BY SYS