LOTS 1, 8, 9, 10, 11, 12 BLK A
LOTS 1, 2, 20 BLK B & LOTS 1,
2, 3, 4, 5, 8, 9 & 10 BLK F

DISCOUNT AUTO PARTS INC
C/O RYAN, LLC, P.O. BOX 20117
ATLANTA, GA 30325

2027

36-3S-16-02637-001

BUILDING CHARACTERISTICS

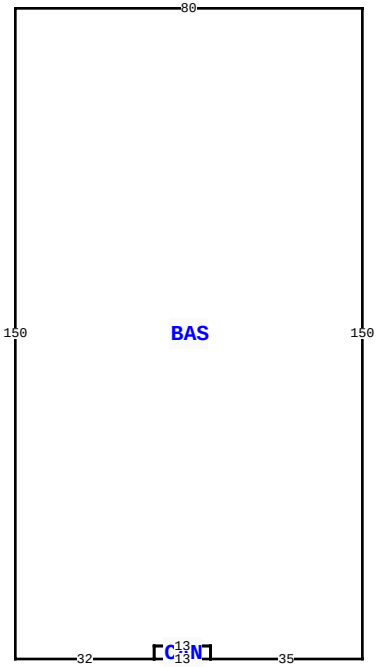
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	04	NONE 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		36316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,961	100		11,961	245,679
CAN	39	30		12	247
TOTALS	12,000			11,973	245,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	11,973	73.3620	41.08	491,851	1993	1993	0	0	0	50.00	50.00

1 STORE DISC 0% - 0 Heated Area: 11961 HX Base Yr



165 SW STATE ROAD 247 , LAKE CITY

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	245,926
TOTAL MARKET OB/XF VALUE	27,363
TOTAL LAND VALUE - MARKET	1,143,450
TOTAL MARKET VALUE	1,416,739
SOH/AGL Deduction	0
ASSESSED VALUE	1,416,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,416,739
TOTAL JUST VALUE	1,416,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,416,739

LAND:1:1: 1.75 AC

SALE:1:1: TRIANGLE HWY-90 AND SR-247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1416	REMODEL	278	09/23/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0771/0365	2/12/1993	WD	Q	V		300,000

GRANTOR: GEORGE HUDSON

GRANTEE: DISCOUNT AUTO PARTS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S150 E32 CAN= E13 N3 W13 S3$ N3 E13 S3 E35 N150$.

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	30,695.00	UT	0.90	0.90	90	0	0	3	90	24,863	
2	0253	LIGHTING	0	0	0	0	4.00	UT	500.00	500.00	100	1993	1993	3	100	2,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

LAND DESCRIPTION

TOTAL OB/XF 27,363

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	1100	C	STORE 1FLR	0		CI	0.00	0.00	76,230.00	SF		1.00	1.00	0.94	16.00	15.00	1,143,450							

REVIEW DATE 07/11/2023 BY KS Total Acres: 1.75 Total Land Value: 1,143,450 Market: 0 Agricultural: 0 Common: 1,143,450 PRINTED 11/16/2026 BY SYS