N DIV: ALL BLOCK 79.

ORB 517-265, WD 1018-1168, WD 10

COLE FD PORTFOLIO IV LLC
10401 MONROE RD
MATTHEWS, NC 28105-5349

2026

00-00-00-12012-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

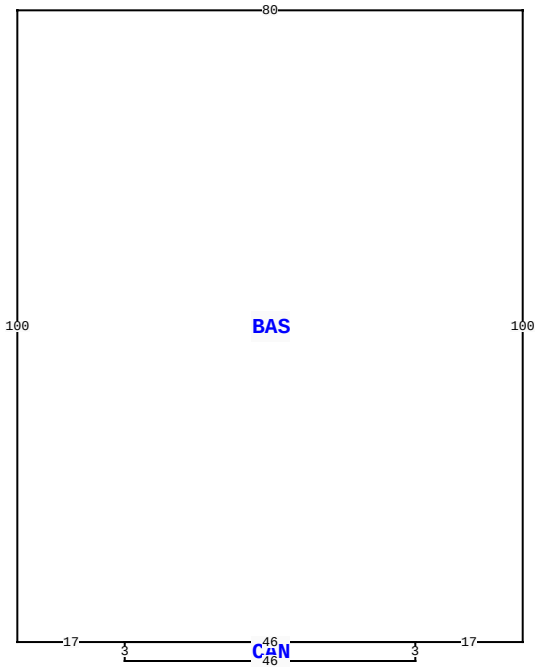
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	18	CEMENT BRK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,000	100		8,000	387,950
CAN	138	30		41	1,988
TOTALS	8,138			8,041	389,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	8,041	101.3491	55.74	448,205	2011	2011	0	0	0	13.00	87.00

4 STORE DISC 0% - 0 Heated Area: 8000 HX Base Yr



499 N MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	389,938
TOTAL MARKET OB/XF VALUE	47,241
TOTAL LAND VALUE - MARKET	97,029
TOTAL MARKET VALUE	534,208
SOH/AGL Deduction	0
ASSESSED VALUE	534,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	534,208
TOTAL JUST VALUE	534,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	538,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2263	ADDN COMM	1,725	08/25/2012
2281	COMMERCIAL	50	08/31/2011
3218	DEMOLISH	5	03/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1234/0640	4/30/2012	WD	U	I	37	1,036,975
GRANTOR: FAMILY DOLLAR STORES						
GRANTEE: COLE FD PORTFOLIO I						
1225/0917	11/22/2011	WD	U	I	37	1,021,700
GRANTOR: SB LAKE CITY FDS LLC						
GRANTEE: FAMILY DOLLAR STORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S100 E17 CAN= S3 E46 N3 W46$ E46 E17 N100$.

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	0166	CONC,PAVMT	0	0	0	0	1,872.00	UT	2.25	2.25	100	2011	2011	3	100	4,212	
2	0164	CONC BIN	0	0	0	0	408.00	UT	11.00	11.00	100	2011	2011	3	100	4,488	
3	0260	PAVEMENT-A	0	0	0	0	24,088.00	UT	1.60	1.60	100	2011	2011	3	100	38,541	

LAND DESCRIPTION

TOTAL OB/XF 47,241

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		*C-CBD	0.00	0.00	43,124.00	SF		1.00	1.00	1.00	2.25	2.25	97,029							

REVIEW DATE 12/01/2021 BY ME Total Acres: 0.99 Total Land Value: 97,029 Market: 0 Agricultural: 0 Common: 97,029 PRINTED 11/07/2025 BY SYS