

W DIV: LOTS 8, 9, 14 THRU 17
BLK 3 MCFARLANE PARK S/D &
CLOSED RD DESC IN QC 1364-1235

CIRCLE K STORES INC
P O BOX 52085
PHOENIX, AZ 85072

2026

00-00-00-12523-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	21	STONE 10
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	08	100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Condition Adj	03	03 100

Quality	07	07
DOR CODE	1126 CONV STORE/GAS	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,576	100		4,576	411,292
CAN	148	30		44	3,955
CAN	5,040	30		1,512	135,899

TOTALS	9,764			6,132	551,145
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	16,868.00	UT	2.00
2	0260	PAVEMENT-A	0	0	0	0	20,430.00	UT	1.60
3	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00
4	0118	RET WALLS	0	0	0	0	1.00	UT	5,000.00
5	0120	CLFENCE 4	0	0	0	0	376.00	UT	5.50
6	0164	CONC BIN	0	0	22	12	264.00	UT	11.00
7	0297	SHED CONCR	0	0	22	12	264.00	UT	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1410	C	CONV STORE	0		CI	0.00	0.00	73,577.00

REVIEW DATE	02/12/2021	BY	ME
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
4300	04	6,132	123.5513	92.66	568,191	2021	2021	0	0	0	3.00	97.00	
1 NBHD CONVE 0% - 2022 Heated Area: 4576 HX Base Yr													
52 88 52 52 BAS 52 52 52 CAN 42 120 42 42 CAN 42 42 42 120													
969 SW BAYA DR, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/09/2024 MLU													

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	0166	CONC, PAVMT	0	0	0	0	16,868.00	UT	2.00	2.00	100	2022	2021		100	33,736	
2	0260	PAVEMENT-A	0	0	0	0	20,430.00	UT	1.60	1.60	100	2022	2021		100	32,688	
3	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2022	2021		100	10,500	
4	0118	RET WALLS	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2022	2021		100	5,000	
5	0120	CLFENCE 4	0	0	0	0	376.00	UT	5.50	5.50	100	2022	2021		100	2,068	
6	0164	CONC BIN	0	0	22	12	264.00	UT	11.00	11.00	100	2022	2021		100	2,904	
7	0297	SHED CONCR	0	0	22	12	264.00	UT	13.00	13.00	100	2022	2021		100	3,432	

LAND DESCRIPTION									
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1	1410	C	CONV STORE	0		CI	0.00	0.00	73,577.00

REVIEW DATE	02/12/2021	BY	ME
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COLUMBIA COUNTY PROPERTY					PAGE 1 of 1	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 1			Tax Dist:			
BUILDING MARKET VALUE				551,145		
TOTAL MARKET OB/XF VALUE				90,328		
TOTAL LAND VALUE - MARKET				687,945		
TOTAL MARKET VALUE				1,329,418		
SOH/AGL Deduction				0		
ASSESSED VALUE				1,329,418		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,329,418		
TOTAL JUST VALUE				1,329,418		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,335,100		

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1	1410	C	CONV STORE	0		CI	0.00	0.00	73,577.00

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