

E DIV BEG INTERS E R/W GORDON ST
ST. RUN N ALONG R/W 49.95 FT, E
317.86 FT, E 144.90 FT, S 378.59

NS RETAIL HOLDINGS LLC
2021 MCKINNEY STREET, SUITE 1150
DALLAS, TX 75201

2026

00-00-00-13184-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality 05 05

DOR CODE 2500REPAIR SERVICE

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 32317.130 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	425	110		468	7,140
AOF	749	110		824	12,571
BAS	325	100		325	4,958
BAS	500	100		500	7,628
BAS	640	100		640	9,764
BAS	7,023	100		7,023	107,142
CAN	112	30		34	519
CAN	480	30		144	2,197
UST	168	40		67	1,022

TOTALS 10,422 10,025 152,940

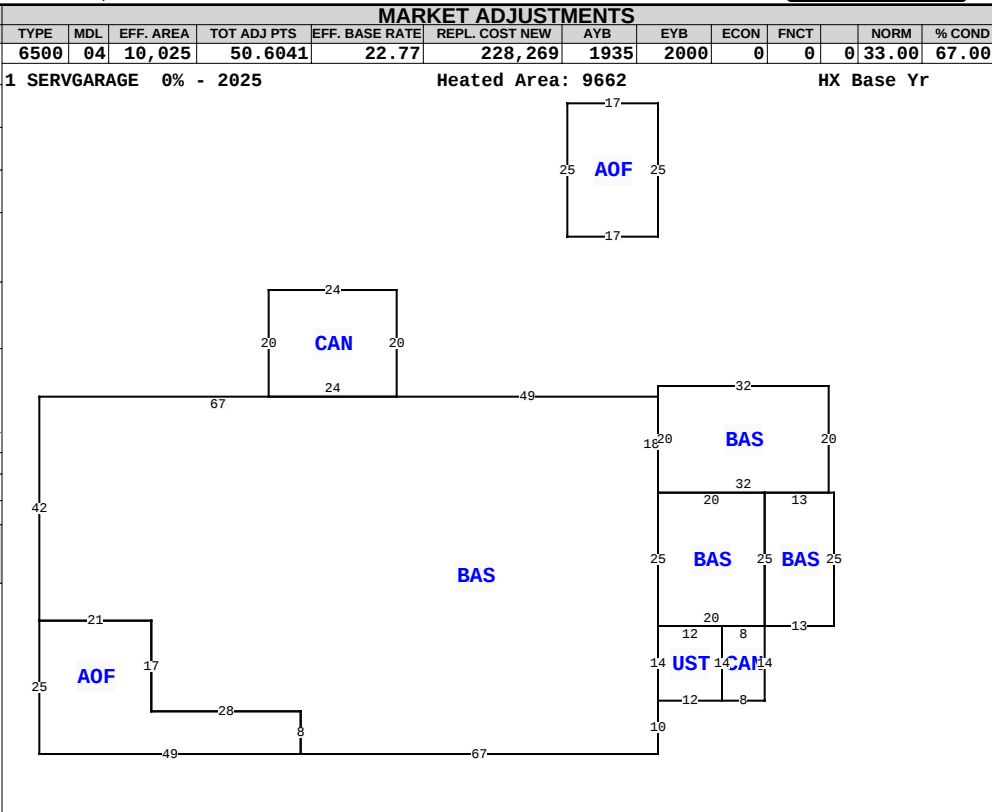
EXTRA FEATURES

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
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

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	2500	C	SRVC SHOPS	0		*CI	255.00	200.00	38,155.00	SF		1.00	1.00	1.00	2.50	2.50	95,388							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	25,878.00	SF		1.00	1.00	1.00	0.95	0.95	24,584							

REVIEW DATE 02/13/2025 BY TP



673 E DUVAL ST, LAKE CITY

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

04/27/2022 MLU

TOTAL OB/XF 3,200

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	2500	C	SRVC SHOPS	0		*CI	255.00	200.00	38,155.00	SF		1.00	1.00	1.00	2.50	2.50	95,388							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	25,878.00	SF		1.00	1.00	1.00	0.95	0.95	24,584							

Total Acres: 1.47 Total Land Value: 119,972 Market: 0 Agricultural: 0 Common: 119,972

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		152,940	
TOTAL MARKET OB/XF VALUE		3,200	
TOTAL LAND VALUE - MARKET		119,972	
TOTAL MARKET VALUE		276,112	
SOH/AGL Deduction		0	
ASSESSED VALUE		276,112	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		276,112	
TOTAL JUST VALUE		276,112	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		280,678	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-0149	MAINT/ALTR	0	02/09/2016
16-0076	COMMERCIAL	0	01/19/2016

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/1316	12/31/2024	WD	Q	I	05	879,800

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/1316	12/31/2024	WD	Q	I	05	879,800

GRANTOR: MASTER COLLISION REPA

GRANTEE: NS RETAIL HOLDINGS

1300/0911 8/19/2015 WD Q I 05 375,000

GRANTOR: JOHN D JR & KRISTINE

GRANTEE: MASTER COLLISION RE

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS= W49 CAN= N20 W24 S20 E24\$ W67 S42 AOF= S25 E49 N8 W28
N17 W21 \$ E21 S17 E28 S8 E67 N10 UST= E12 CAN= E8 N14 W8 S14\$
N14 W12 S14\$ N14 BAS= E20 BAS= E13 N25 W13 S25\$ N25 W20 S25\$
N25 BAS= E32 N20 W32 S20\$ N18\$ PTR= N30 AOF= N25 W17 S25 E17\$ S30\$.

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