COMM AT NW COR OF NE1/4, E 203.5
LINE SR-247 FOR POB, N 41 DG E A
FT. TO CURVE, E ALONG CURVE 32.1

**DOLLAR TREE STORES INC**
500 VOLVO PARKWAY
CHESAPEAKE, VA 23320

**2026**

**01-4S-16-02640-004**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

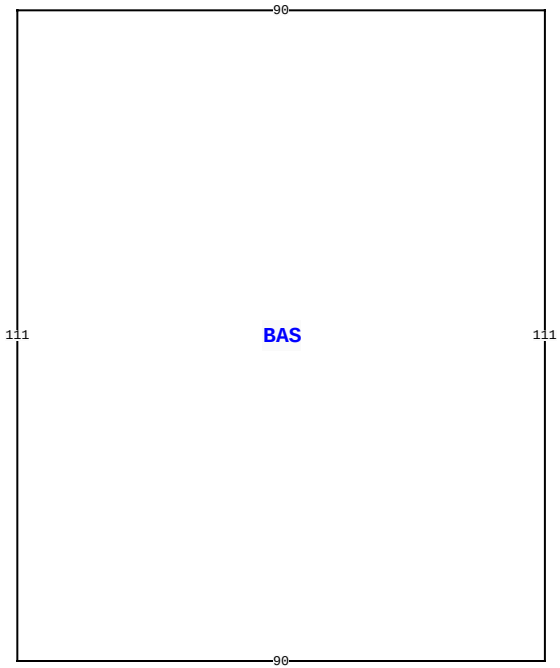
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 90 |
| Exterior Wall | 17 | MSNRY STUC 10 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 5 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 16 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 1100 | STORES/1 STORY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 1416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 9,990 | 100 | | 9,990 | 377,846 |
| TOTALS | 9,990 | | | 9,990 | 377,846 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3600 | 04 | 9,990 | 78.1484 | 42.98 | 429,370 | 2012 | 2012 | 0 | 0 | 0 | 12.00 | 88.00 |

1 STORE DISC 0% - 0 Heated Area: 9990 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2024 MLU |
| INC DATE | | AG DATE | |

275 SW HOME DEPOT DR, LAKE CITY

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 377,846 |
| TOTAL MARKET OB/XF VALUE | 57,596 |
| TOTAL LAND VALUE - MARKET | 513,000 |
| TOTAL MARKET VALUE | 948,442 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 948,442 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 948,442 |
| TOTAL JUST VALUE | 948,442 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 957,029 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1 | COMMERCIAL | 4,546 | 01/03/2012 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1258/0376 | 5/15/2013 | WD | U | V | 11 | 0 |
| GRANTOR: DT RETAIL PROPERTIES | | | | | | |
| GRANTEE: DOLLAR TREE STORES | | | | | | |
| 1227/1547 | 12/29/2011 | WD | Q | V | 03 | 524,500 |
| GRANTOR: WESTFIELD INVESTMENT | | | | | | |
| GRANTEE: DT RETAIL PROPERTIE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W90 S111 E90 N111$.

### 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 | 29,360.00 | UT | 1.60 | 1.60 | 100 | 2012 | 2012 | 3 | 100 | 46,976 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 960.00 | UT | 2.25 | 2.25 | 100 | 2012 | 2012 | 3 | 100 | 2,160 | |
| 3 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 3.00 | UT | 1,500.00 | 1,500.00 | 100 | 2012 | 2012 | 3 | 100 | 4,500 | |
| 4 | 0164 | CONC BIN | 0 | 0 | 0 | 0 | 360.00 | UT | 11.00 | 11.00 | 100 | 2012 | 2012 | 3 | 100 | 3,960 | |

### LAND DESCRIPTION

TOTAL OB/XF 57,596

| 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 | | | 0.00 | 0.00 | 51,300.00 | SF | | 1.00 | 1.00 | 1.25 | 8.00 | 10.00 | 513,000 | | | | | | | |

REVIEW DATE 04/25/2024 BY TP Total Acres: 1.18 Total Land Value: 513,000 Market: 0 Agricultural: 0 Common: 513,000 PRINTED 11/17/2025 BY SYS