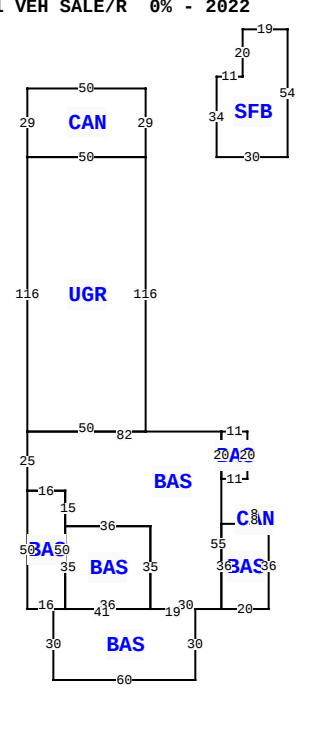


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																							
Exterior Wall	25	MOD METAL 80	6600	04	12,775	137.4715	67.36	860,524	2000	2000	0	0	0	33.00	67.00	VALUATION BY																						
Exterior Wall	16	WD FR STUC 20	1 VEH SALE/R 0% - 2022										Heated Area: 10290										HX Base Yr															
Roof Structure	10	STEEL FRME 100																																				
Roof Cover	12	MODULAR MT 100																																				
Interior Wall	05	DRYWALL 100																																				
Interior Floor	07	CORK/VTILE 80																																				
Interior Floor	14	CARPET 20																																				
Ceiling	01	FIN.SUSPD 100																																				
Air Condition	06	ENG CENTRL 100																																				
Heating Type	09	ENG F AIR 100																																				
Fixtures	9	100																																				
Frame	05	STEEL 100																																				
Story Height	18	100																																				
RMS	0	100																																				
Stories	1.	1. 100																																				
Units	0	100																																				
Condition Adj	03	03 100																																				
Quality	06	06																																				
DOR CODE	2700	VEH SALE/REPAIR																																				
MAP NUM		MKT AREA																																				
NEIGHBORHOOD/LOC	2416.00	1.00/																																				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																	
BAS	220	100		220	9,929																																	
BAS	720	100		720	32,494																																	
BAS	800	100		800	36,105																																	
BAS	1,260	100		1,260	56,866																																	
BAS	1,800	100		1,800	81,236																																	
BAS	4,090	100		4,090	184,586																																	
CAN	32	30		10	452																																	
CAN	1,450	30		435	19,632																																	
SFB	1,400	80		1,120	50,547																																	
UGR	5,800	40		2,320	104,704																																	
TOTALS	17,572			12,775	576,551																																	
EXTRA FEATURES										530 SW FLORIDA GATEWAY DR, LAKE CITY																												
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	0260	PAVEMENT-A	0	0	0	0	98,910.00	UT	0.75	0.75	100	2000	2000	3	100	74,183																						
2	0166	CONC, PAVMT	0	0	0	8	114	UT	1.50	1.50	100	2000	2000	3	100	1,368																						
3	0253	LIGHTING	0	0	0	0	5.00	UT	1,000.00	1,000.00	100	2000	2000	3	100	5,000																						
4	0140	CLFENCE 6	0	0	0	0	1,965.00	UT	3.80	3.80	100	2000	2000	3	100	7,467																						
5	0070	CARPORT UF	0	0	30	40	1,200.00	UT	3.00	3.00	100	2005	2005	3	100	3,600																						
6	0296	SHED METAL	0	0	12	10	120.00	UT	5.00	5.00	100	2005	2005	3	100	600																						
7	0296	SHED METAL	0	0	12	10	120.00	UT	5.00	5.00	100	2005	2005	3	100	600																						
8	0296	SHED METAL	0	0	12	16	192.00	UT	5.00	5.00	100	2005	2005	3	100	960																						
9	0140	CLFENCE 6	0	0	0	0	3,100.00	UT	6.50	6.50	100	2005	2005	3	100	20,150																						
10	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,600																						
LAND DESCRIPTION										TOTAL OB/XF										117,528																		
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	2700	C	AUTO SALES	0		CG	0.00	0.00	5.00	AC		1.00	1.00	0.80	120,000.00	96,000.00	480,000																					

FRHP LINCOLNSHIRE, LLC
250 PARKWAY DR, SUITE 270
LINCOLNSHIRE, IL 60069

02-4S-16-02714-304

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