COMM INTERS S R/W GRANDVIEW AVE
2 BLOCK C CASTLE HILLS S/D, RUN
OF BLOCK C 638.76 FT FOR POB, CO

PRECISION REAL ESTATE INVESTMENTS, LLC
5720 PONTIAC TRAIL
WEST BLOOMFIELD, MI 48323

2026

05-4S-17-07647-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

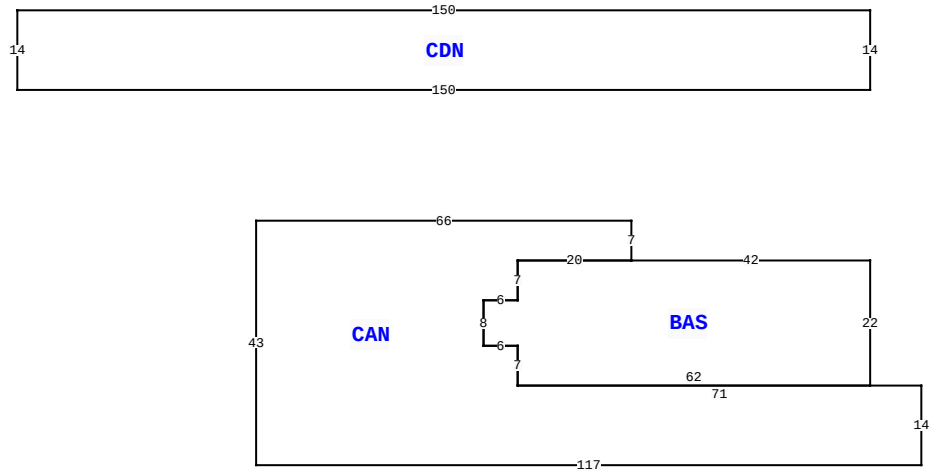
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	05	STEEL 100
Story Height		10 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	2200	DRIVE-IN REST.
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,412	100		1,412	101,977
CAN	3,064	30		919	66,372
CDN	2,100	35		735	53,083
TOTALS	6,576			3,066	221,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	3,066	120.7721	111.11	340,663	1999	1999	0	0	0	35.00	65.00

1 RES F/FOOD 0% - 2023 Heated Area: 1412 HX Base Yr



1333 SW MAIN BLVD, 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	221,431
TOTAL MARKET OB/XF VALUE	20,278
TOTAL LAND VALUE - MARKET	158,769
TOTAL MARKET VALUE	400,478
SOH/AGL Deduction	0
ASSESSED VALUE	400,478
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	400,478
TOTAL JUST VALUE	400,478
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	407,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1478	COMMERCIAL	75	03/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/1680	3/23/2022	WD	U	I	37	2,305,000
GRANTOR: NFSGA, LLC						
GRANTEE: PRECISION REAL ESTA						
1459/2737	12/31/2021	WD	U	I	35	1,328,800
GRANTOR: B&B MERRITT REAL ESTA						
GRANTEE: NFSGA, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 CAN= N7 W66 S43 E117 N14 W71 N7 W6 N8 E6 N7 E20$ W20 S7 W6 S8 E6 S7 E62 N22$ PTR= N30 CDN= N14 W150 S14 E150$ S30$.

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	19,264.00	UT	0.90	0.90	100	1999	1999	3	100	17,338	
2	0166	CONC,PAVMT	0	0	0	0	1,080.00	UT	1.50	1.50	100	1999	1999	3	100	1,620	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,620.00	1,620.00	50	1999	1999	3	50	810	
4	0164	CONC BIN	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	510	

LAND DESCRIPTION

TOTAL OB/XF 20,278

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	2200	C	DRIVE-IN	0			0.00	0.00	35,282.00	SF		1.00	1.00	1.00	4.50	4.50	158,769							

REVIEW DATE 09/29/2016 BY DF Total Acres: 0.81 Total Land Value: 158,769 Market: 0 Agricultural: 0 Common: 158,769 PRINTED 11/17/2025 BY SYS