COMM 470.02 FT N OF SW COR OF NW
450.75 FT FOR POB, CONT E 54.19
46.12 FT, S 190.40 FT TO R/W US-

STORE MASTER FUNDING IV LLC
C/O VINTAGE PARTNERS, 4705 S APOPKA VINELAND RD ST
ORLANDO, FL 32819

2026

31-3S-17-06201-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

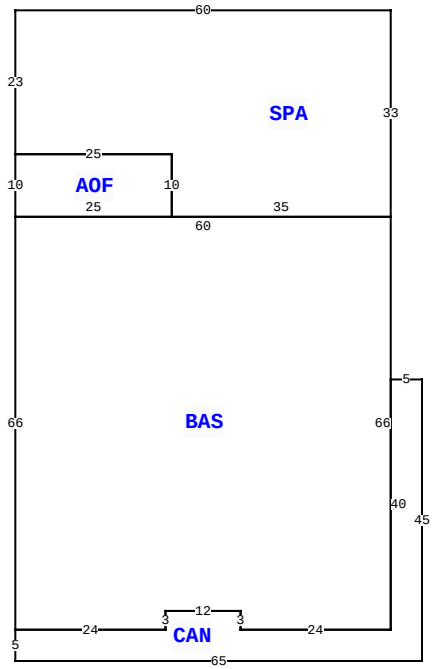
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	28	GLASS THRM 30
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	250	110		275	11,162
BAS	3,924	100		3,924	159,275
CAN	561	30		168	6,819
SPA	1,730	85		1,470	59,667
TOTALS	6,465			5,837	236,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	5,837	117.1358	73.80	430,771	1973	1995	0	0	0	45.00	55.00

1 STORE RETL 0% - 0 Heated Area: 5644 HX Base Yr



1569 W US HIGHWAY 90 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	236,924
TOTAL MARKET OB/XF VALUE	12,500
TOTAL LAND VALUE - MARKET	173,000
TOTAL MARKET VALUE	422,424
SOH/AGL Deduction	0
ASSESSED VALUE	422,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	422,424
TOTAL JUST VALUE	422,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	435,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3078	REMODEL	202	10/26/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1262/2728	9/25/2013	WD	U	I	37	638,300
GRANTOR: GROW RTO LLC						
GRANTEE: STORE MASTER FUNDIN						
1247/0809	12/27/2012	WD	U	I	30	477,000
GRANTOR: FAIR PIE ENTERPRISES						
GRANTEE: GROW RTO LLC						

BUILDING NOTES

BUILDING DIMENSIONS

SPA= W60 S23 AOF= S10 E25 N10 W25$ E25 S10 E35 BAS= W60 S66 CAN= S5 E65 N45 W5 S40 W24 N3 W12 S3 W24$ E24 N3 E12 S3 E24 N66$ N33$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 12,500

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		*CG	86.00	236.00	20,353.00	SF		1.00	1.00	1.00	8.50	8.50	173,000							

REVIEW DATE 03/08/2016 BY CP Total Acres: 0.47 Total Land Value: 173,000 Market: 0 Agricultural: 0 Common: 173,000 PRINTED 11/17/2025 BY SYS