BEG SW COR OF NE1/4 OF SW1/4, RU FT, NE 779.48 FT FOR POB, RUN NE SE 101.34 FT, SW 201.80 FT, NW 1

SPIRIT MASTER FUNDING X LLC
PO BOX 130206
DALLAS, TX 75313

2026

31-3S-17-06262-005

BUILDING CHARACTERISTICS

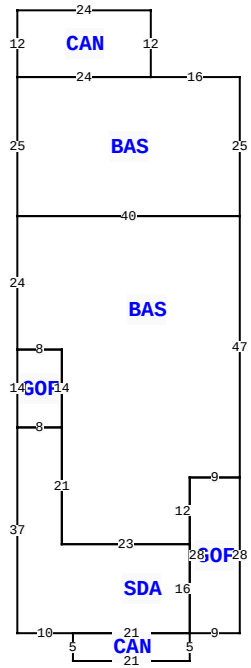
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	31	VINYL SID 10
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		18 100
RMS		5 100
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
BAS	1,000	100		1,000	23,268
BAS	1,972	100		1,972	45,884
CAN	105	30		32	745
CAN	288	30		86	2,001
GOF	112	185		207	4,816
GOF	252	185		466	10,843
SDA	664	185		1,228	28,573
TOTALS	4,393			4,991	116,131

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	4,991	102.0534	38.78	193,551	1986	1990	0	0	0	40.00	60.00

1 PREF M B A 0% - 2021 Heated Area: 4000 HX Base Yr



462 SW ARLINGTON BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	116,131
TOTAL MARKET OB/XF VALUE	8,134
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	145,265
SOH/AGL Deduction	0
ASSESSED VALUE	145,265
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,265
TOTAL JUST VALUE	145,265
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20158	ADDN COMM	213	11/19/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1424/1764	11/03/2020	WD	U	I	37	833,700
GRANTOR: CITY ELECTRIC SUPPLY						
GRANTEE: SPIRIT MASTER FUNDI						
1284/2244	11/11/2014	QC	U	I	30	100
GRANTOR: YORKRIDGE INVESTMENT						
GRANTEE: CITY ELECTRIC SUPPL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 CAN= N12 W24 S12 E24$ W24 S25 E40 BAS= W40 S24 GOF= S14 E8 N14 W8$ E8 S14 SDA= W8 S37 E10 CAN= S5 E21 N5 W21$ E21 GOF= E9 N28 W9 S28$ N16 W23 N21$ S21 E23 N12 E9 N47$ N25$.

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,080	
2	0166	CONC,PAVMT	0	0	0	0	7,054.00	UT	2.00	2.00	50	2002	2002	3	50	7,054	

LAND DESCRIPTION

TOTAL OB/XF 8,134

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	210.00	100.00	21,000.00	SF		1.00	1.00	1.00	1.00	1.00	21,000							

REVIEW DATE 04/11/2016 BY DF Total Acres: 0.48 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 11/18/2025 BY SYS