

COMM NE COR OF SW1/4 OF NE1/4, R
FT FOR POB, CONT W 232.85 FT. S
26 DEG W 98.17 FT TO N R/W OF US

REALTY INCOME PROPERTIES 13 LLC
ATTN: P M DEPT #4427, 11995 EL CAMINO REAL
SAN DIEGO, CA 92130-2565

2025

33-3S-16-02436-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	18	CEMENT BRK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	5	100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100

Quality	05 05		
DOR CODE	1100	STORES/1 STORY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,230	100		9,230	468,251
TOTALS	9,230			9,230	468,251

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0260	PAVEMENT-A	0	0	0	13,720.00	UT	1.60	1.60
2	0166	CONC, PAVMT	0	0	0	1,324.00	UT	2.25	2.25

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	1100	C	STORE 1FLR	0		CHI	0.00	0.00	52,707.60

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	STORE DISC	- 0%	- 0		Heated Area: 9230				HX Base Yr		
71 130 71											
BAS											
71 130 71											
5087 W US HIGHWAY 90 , LAKE CITY											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	13,720.00	UT	1.60	1.60	100	2009
2	0166	CONC, PAVMT	0	0	0	1,324.00	UT	2.25	2.25	100	2009

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2	0166	CONC, PAVMT	0	0	0	1,324.00	UT	2.25	2.25	100	2009

COLUMBIA COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
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VALUATION BY											
STANDARD											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
468,251											
TOTAL MARKET OB/XF VALUE											
24,931											
TOTAL LAND VALUE - MARKET											
316,246											
TOTAL MARKET VALUE											
809,428											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
809,428											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
809,428											
TOTAL JUST VALUE											
809,428											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
789,096											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27630	COMMERCIAL	3,666	02/12/2009
27630	COMMERCIAL	3,666	02/12/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/1907	1/24/2014	WD	U	I	37	1,718,000
GRANTOR: DOLGENCORP LLC						
GRANTEE: REALTY INCOME PROPE						
1208/2113	1/18/2011	QC	U	I	30	100
GRANTOR: RETAIL PROPERTY INVES						
GRANTEE: DOLGENCORP LLC						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W130 S71 E130 N71\$.											