

LAKE CITY RETAIL INVESTORS LLC
C/O JDH CAPITAL, 3735 BEAM ROAD SUITE B
CHARLOTTE, NC 28219

34-3S-16-02465-013

[illegible]

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COMM NW COR OF SW1/4, RUN E
52.25 FT TO E R/W LINE OF SW
PINEMOUNT RD, S ALONG R/W,

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2026

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 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		2 100
Quality	05	05
DOR CODE	1500 REGIONAL SHOPPING	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,600	100
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TOTALS	3,200	3,200 229,285

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4000	04	3,200	92.9552	87.38	279,616	2008	2008	0	0	0	18.00	82.00

5 SHOP REGNL 0% - 0

Heated Area: 3200

HX Base Yr

20

20

80

80

20

20

80

80

20

20

80

80

BASBAS

BLD DATE

LGL DATE