PARCEL A FORT WHITE SQUARE.

691-406, WD 1233-434, WD 1261-44

REALTY INCOME PROPERTIES 29 LLC
500 VOLVO PARKWAY, C/O FAMILY DOLLAR ATTN: DEPT
CHESAPEAKE, VA 23320

**2026**

**34-6S-16-04059-301**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 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 | | 5 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 16 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |

DOR CODE 1100 STORES/1 STORY

MAP NUM | MKT AREA 02

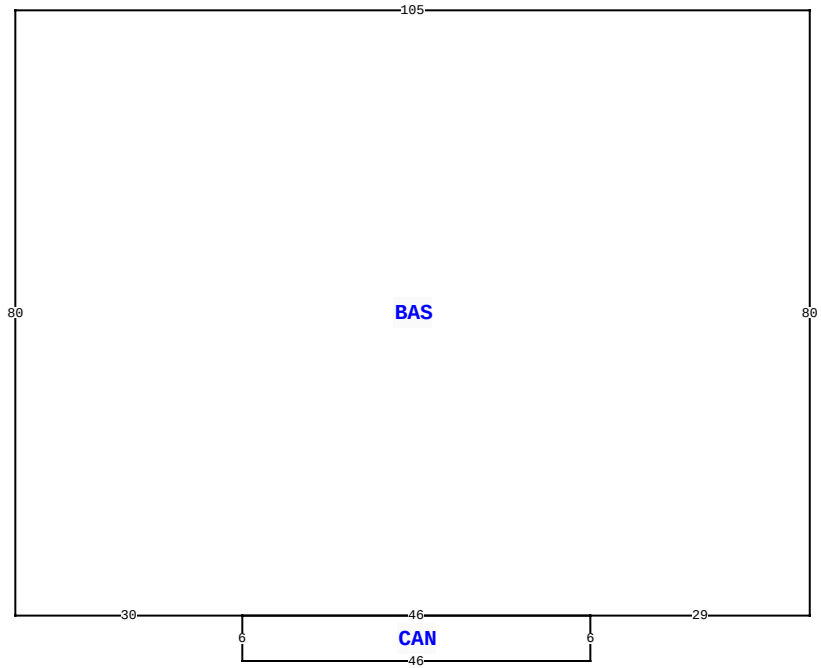
NEIGHBORHOOD/LOC 34616.030 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 8,400 | 100 | | 8,400 | 300,671 |
| CAN | 276 | 30 | | 83 | 2,971 |
| TOTALS | 8,676 | | | 8,483 | 303,642 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3600 | 04 | 8,483 | 83.4360 | 45.89 | 389,285 | 2012 | 2012 | 0 | 0 | 10 | 12.00 | 78.00 |

1 STORE DISC 0% - 0 Heated Area: 8400 HX Base Yr




7323 SW US HIGHWAY 27 , FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/20/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 303,642 |
| TOTAL MARKET OB/XF VALUE | 56,505 |
| TOTAL LAND VALUE - MARKET | 126,901 |
| TOTAL MARKET VALUE | 487,048 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 487,048 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 487,048 |
| TOTAL JUST VALUE | 487,048 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 494,834 |

SALE:1:1: 118,047 SQ FT OR 2.71 ACRES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 30034 | COMMERCIAL | 2,725 | 03/27/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1261/0044 | 8/15/2013 | WD | U | I | 37 | 1,007,500 |
| GRANTOR: FAMILY DOLLAR STORES | | | | | | |
| GRANTEE: REALTY INCOME PROPE | | | | | | |
| 1233/0434 | 4/11/2012 | WD | Q | V | 03 | 137,200 |
| GRANTOR: JOAQUIN & ALEXANDRIA | | | | | | |
| GRANTEE: FAMILY DOLLAR STORE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W105 S80 E30 CAN= S6 E46 N6 W46$ E46 E29 N80$.

## 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 | 23,900.00 | UT | 1.60 | 1.60 | 100 | 2012 | 2012 | 3 | 100 | 38,240 | |
| 2 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 5.00 | UT | 1,500.00 | 1,500.00 | 100 | 2012 | 2012 | 3 | 100 | 7,500 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 2,560.00 | UT | 2.25 | 2.25 | 100 | 2012 | 2012 | 3 | 100 | 5,760 | |
| 4 | 0164 | CONC BIN | 0 | 0 | 0 | 0 | 455.00 | UT | 11.00 | 11.00 | 100 | 2012 | 2012 | 3 | 100 | 5,005 | |

## LAND DESCRIPTION

TOTAL OB/XF 56,505

| 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 | | 00 | 0.00 | 0.00 | 59,024.00 | SF | | 1.00 | 1.00 | 1.00 | 1.35 | 1.35 | 79,682 | | | | | | | |
| 2 | 1100 | C | STORE 1FLR | 0 | | | 0.00 | 0.00 | 59,024.00 | SF | | 1.00 | 1.00 | 1.00 | 0.80 | 0.80 | 47,219 | | | | | | | |

REVIEW DATE 06/23/2015 BY DF Total Acres: 2.71 Total Land Value: 126,901 Market: 0 Agricultural: 0 Common: 126,901 PRINTED 11/07/2025 BY SYS