COMM SE COR OF W1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W US-90
E ALONG R/W 1174.64 FT TO R/W

5517 KATINA REALTY CORP
PO BOX 1610
COCKEYSVILLE, MD 21030

2026

36-3S-16-02611-010

BUILDING CHARACTERISTICS

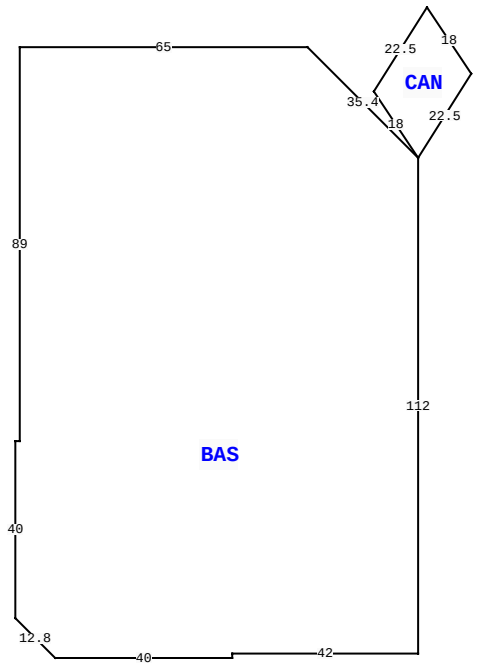
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	03	CONC FINSH 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	03	MASONRY 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	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,074	100		12,074	915,109
CAN	370	30		111	8,413
TOTALS	12,444			12,185	923,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3501	04	12,185	93.5743	93.57	1,140,150	2007	2007	0	0	0	19.00	81.00

2 DRUG CHAIN 0% - 0 Heated Area: 12074 HX Base Yr



2233 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	923,522
TOTAL MARKET OB/XF VALUE	84,075
TOTAL LAND VALUE - MARKET	1,009,125
TOTAL MARKET VALUE	2,016,722
SOH/AGL Deduction	0
ASSESSED VALUE	2,016,722
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,016,722
TOTAL JUST VALUE	2,016,722
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,028,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12-0382	REMODEL	150	02/19/2013
34	COMMERCIAL	5,963	02/22/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/0249	12/15/2017	WD	U	I	40	4,100,000
GRANTOR: SHANRI-GLEASON PLACE						
GRANTEE: 5517 KATINA REALTY						
1073/0195	1/31/2006	WD	U	I	07	500,000
GRANTOR: ABSS AUTOMOTIVE INC						
GRANTEE: SHANRI-GLEASON PLAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 S89 W1 S40 D9 R9 E40 N1 E42 N112 CAN= U19 R12 U15 L10 D19 L12 D15 R10 $ U25 L25 $.

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	2,686.00	UT	2.10	2.10	100	2007	2007	3	100	5,641	
2	0260	PAVEMENT-A	0	0	0	0	39,758.00	UT	1.85	1.85	100	0	0	3	100	73,552	
3	0140	CLFENCE 6	0	0	0	0	116.00	UT	9.50	9.50	100	0	0	3	100	1,102	
4	0253	LIGHTING	0	0	0	0	3.00	UT	1,260.00	1,260.00	100	0	0	3	100	3,780	

LAND DESCRIPTION

TOTAL OB/XF 84,075

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	58,500.00	SF		1.00	1.00	1.15	15.00	17.25	1,009,125							

REVIEW DATE 07/11/2023 BY KS Total Acres: 1.34 Total Land Value: 1,009,125 Market: 0 Agricultural: 0 Common: 1,009,125 PRINTED 11/17/2025 BY SYS