COMM SE COR OF SW1/4, W 1197.15 FT, SE 128.88 FT, NE 184.73 FT T HWY-90, SE ALONG R/W 92.34 FT FO

ALPINE INCOME PROPERTY OP, LP
C/O ALPINE INCOME PROPERTY TRS, 1140 N WILLIAMSON BLVD SUITE
DAYTON BEACH, FL 42114

**2026**

**36-3S-16-02617-006**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

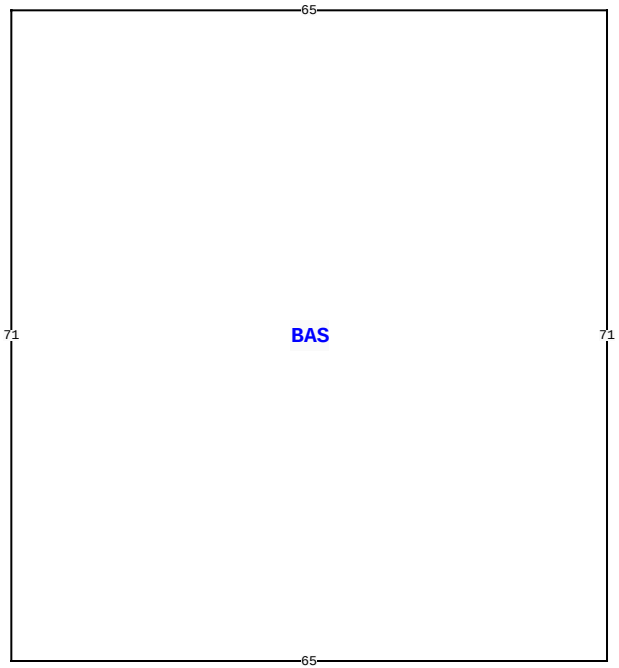
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 15 | CONC BLOCK 20 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| 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 | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 05 | 05 100 |
| Quality | 07 | 07 |
| 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 | 4,615 | 100 | | 4,615 | 357,600 |
| TOTALS | 4,615 | | | 4,615 | 357,600 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3500 | 04 | 4,615 | 135.1557 | 85.15 | 392,967 | 2014 | 2014 | 0 | 0 | 0 | 9.00 | 91.00 |

1 STORE RETL 0% - 2023 Heated Area: 4615 HX Base Yr




2392 W US HIGHWAY 90 , LAKE CITY

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 357,600 |
| TOTAL MARKET OB/XF VALUE | 37,992 |
| TOTAL LAND VALUE - MARKET | 285,862 |
| TOTAL MARKET VALUE | 681,454 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 681,454 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 681,454 |
| TOTAL JUST VALUE | 681,454 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 685,384 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 32255 | COMMERCIAL | 275 | 09/30/2014 |
| 31967 | COMMERCIAL | 1,865 | 07/28/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1477/1585 | 9/21/2022 | WD | U | I | 11 | 0 |
| GRANTOR: ARCP MF LAKE CITY FL, | | | | | | |
| GRANTEE: ALPINE INCOME PROPE | | | | | | |
| 1475/745 | 9/12/2022 | WD | U | I | 37 | 2,260,714 |
| GRANTOR: COLE GADSDEN AL, LLC | | | | | | |
| GRANTEE: ALPINE INCOME PROPE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W65 S71 E65 N71$.

## 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 | 17,390.00 | UT | 1.60 | 1.60 | 100 | 2014 | 2014 | 3 | 100 | 27,824 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,292.00 | UT | 2.00 | 2.00 | 100 | 2014 | 2014 | 3 | 100 | 2,584 | |
| 3 | 0164 | CONC BIN | 0 | 0 | 12 | 12 | 144.00 | UT | 11.00 | 11.00 | 100 | 2014 | 2014 | 3 | 100 | 1,584 | |
| 4 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 4.00 | UT | 1,500.00 | 1,500.00 | 100 | 2014 | 2014 | 3 | 100 | 6,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 37,992

| 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 | | CI | 99.00 | 153.00 | 15,246.00 | SF | | 1.00 | 1.00 | 1.25 | 15.00 | 18.75 | 285,862 | | | | | | | |

REVIEW DATE 04/23/2024 BY TP Total Acres: 0.35 Total Land Value: 285,862 Market: 0 Agricultural: 0 Common: 285,862 PRINTED 11/05/2025 BY SYS