COMM SE COR OF SEC 36, RUN W 488
CONT W 215 FT, N 846.50 FT TO S
ALONG R/W 215 FT, S 935.03 FT TO

NNN REIT, LP
450 S ORANGE AVE, SUITE 900
ORLANDO, FL 32801

2026

36-3S-16-02626-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

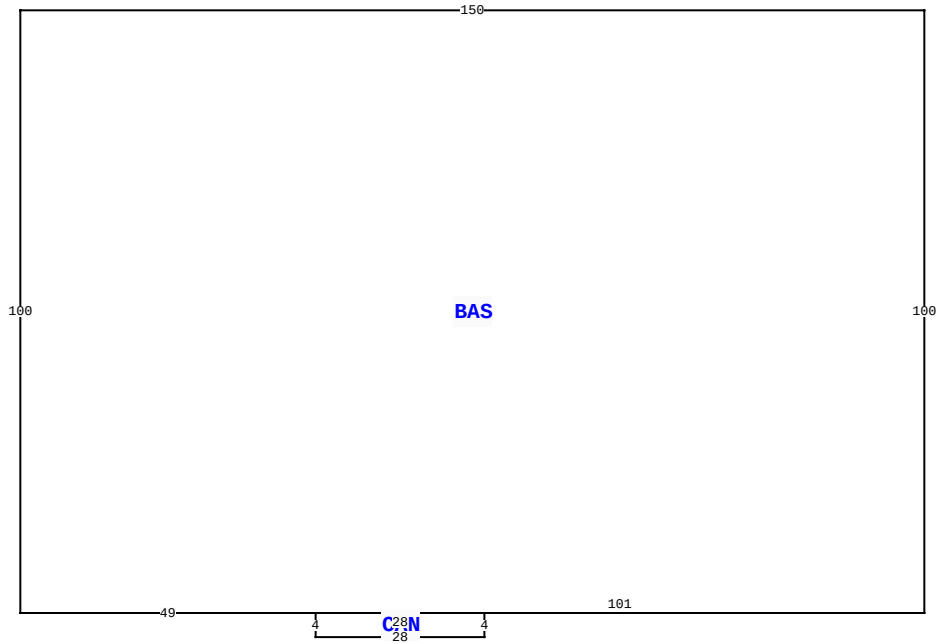
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		16 100
RMS		4 100
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	15,000	100		15,000	670,625
CAN	112	30		34	1,520
TOTALS	15,112			15,034	672,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	04	15,034	109.1768	49.13	738,620	2014	2014	0	0	0	9.00	91.00

2 PREF M B R 0% - 2024 Heated Area: 15000 HX Base Yr



1824 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	672,144
TOTAL MARKET OB/XF VALUE	122,254
TOTAL LAND VALUE - MARKET	632,105
TOTAL MARKET VALUE	1,426,503
SOH/AGL Deduction	0
ASSESSED VALUE	1,426,503
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,426,503
TOTAL JUST VALUE	1,426,503
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,433,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32258	COMMERCIAL	0	09/04/2014
32293	COMMERCIAL	1,192	06/16/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1370/0244	9/21/2018	WD	U	I	37	3,386,700
GRANTOR: LAKE CITY 1824 LLC						
GRANTEE: NATIONAL RETAIL PRO						
1275/2489	6/05/2014	WD	Q	I	03	625,000
GRANTOR: HARDY MANAGEMENT CO I						
GRANTEE: LAKE CITY 1824 LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W150 S100 E49 CAN= S4 E28 N4 W28$ E101 N100$.

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	53,890.00	UT	1.60	1.60	100	2014	2014	3	100	86,224	
2	0253	LIGHTING	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	2014	2014	3	100	4,500	
3	0295	SPKLR SYS	0	0	0	0	15,000.00	UT	1.75	1.75	100	2014	2014	3	100	26,250	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
5	0166	CONC,PAVMT	0	0	0	0	2,140.00	UT	2.00	2.00	100	2014	2014	3	100	4,280	

LAND DESCRIPTION

TOTAL OB/XF 122,254

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	215.00	350.00	75,250.00	SF		1.00	1.00	0.75	10.00	7.50	564,375							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	35,170.00	SF		1.00	1.00	1.00	1.35	1.35	47,480							
3	1000	C	VACANT COMME	0		CI	0.00	0.00	60,000.00	SF		1.00	1.00	0.25	1.35	0.34	20,250							

REVIEW DATE 07/11/2023 BY KS Total Acres: 3.91 Total Land Value: 632,105 Market: 0 Agricultural: 0 Common: 632,105 PRINTED 11/06/2025 BY SYS