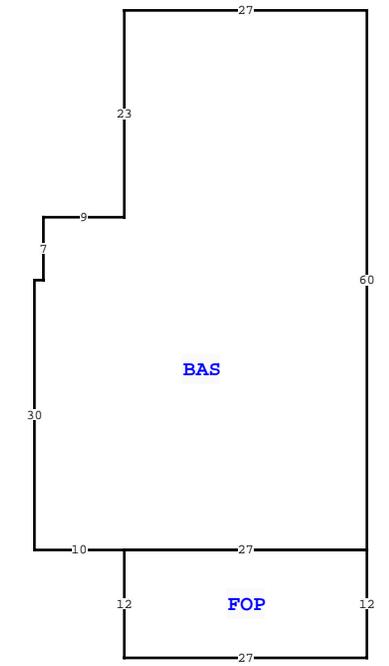


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	05	AVERAGE 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	4	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4301	04	2,080	93.7650	71.26	148,221	1958	1958	0	0	0	50.00	50.00	



Quality	05	05
DOR CODE	1100 STORES/1 STORY	
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC	35418.010 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,983	100
FOP	324	30
TOTALS	2,307	100
TOTAL ADJ AREA	2,080	
SUBAREA MARKET VALUE	70,655	
	97	3,456

8717 SE STATE ROAD 100 , LULU

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES																	
L N	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	608.00	UT	2.25	2.25	100	0	0	3	100	1,368	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

TOTAL OB/XF 1,568

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	23,503.00	SF		1.00	1.00	1.00	0.25	0.25	5,876							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	74,110		
TOTAL MARKET OB/XF VALUE	1,568		
TOTAL LAND VALUE - MARKET	5,876		
TOTAL MARKET VALUE	81,554		
SOH/AGL Deduction	0		
ASSESSED VALUE	81,554		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	81,554		
TOTAL JUST VALUE	81,554		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	75,710		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27587	REMODEL	241	01/21/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/2087	2/25/2026	QC	U	I	11	100
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: COLUMBIA FLORIDA HO						
1432/554	3/08/2021	WD	U	I	11	0
GRANTOR: BETA ONE HOLDINGS LLC						
GRANTEE: FLORIDA HOLDINGS TR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W27 S23 W9 S7 W1 S30 E10 FOP= S12 E27 N12 W27\$ E27 N60\$.