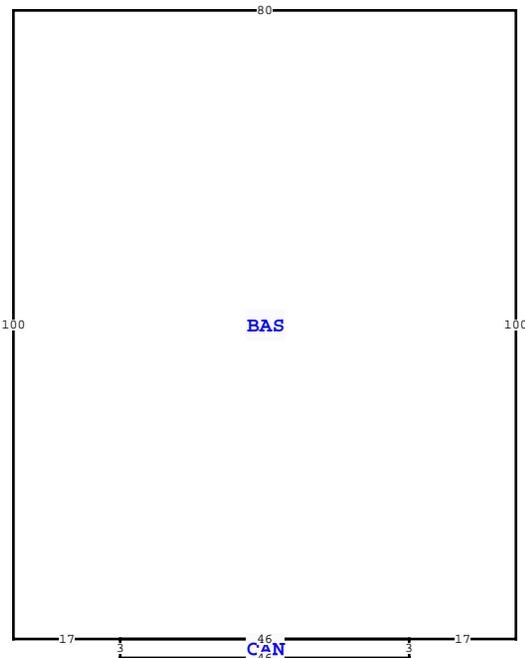


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	25 MOD METAL 80				
Exterior Wall	18 CEMENT BRK 20				
Roof Structure	09 RIDGE FRME 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	03 CONC FINSH 100				
Ceiling	01 FIN.SUSPD 100				
Air Condition	06 ENG CENTRL 100				
Heating Type	09 ENG F AIR 100				
Fixtures	7 100				
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 07				
NEIGHBORHOOD/LOC	830317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,000	100		8,000	423,238
CAN	138	30		41	2,169
TOTALS	8,138			8,041	425,407

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3600	04	8,041	101.3491	60.81	488,973	2011	2011	0	0	13.00	87.00		
4 STORE DISC 0% - 0 Heated Area: 8000 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			425,407
TOTAL MARKET OB/XF VALUE			47,241
TOTAL LAND VALUE - MARKET			97,029
TOTAL MARKET VALUE			569,677
SOH/AGL Deduction			0
ASSESSED VALUE			569,677
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			569,677
TOTAL JUST VALUE			569,677
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			538,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2263	ADDN COMM	1,725	08/25/2012
2281	COMMERCIAL	50	08/31/2011
3218	DEMOLISH	5	03/21/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1234/0640	4/30/2012	WD	U	I	37	1,036,975
GRANTOR: FAMILY DOLLAR STORES						
GRANTEE: COLE FD PORTFOLIO I						
1225/0917	11/22/2011	WD	U	I	37	1,021,700
GRANTOR: SB LAKE CITY FDS LLC						
GRANTEE: FAMILY DOLLAR STORE						

EXTRA FEATURES																	
L	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	1,872.00	UT	2.25	2.25	100	2011	2011	3	100	4,212	
2	0164	CONC BIN	0	0	0	0	408.00	UT	11.00	11.00	100	2011	2011	3	100	4,488	
3	0260	PAVEMENT-A	0	0	0	0	24,088.00	UT	1.60	1.60	100	2011	2011	3	100	38,541	

TOTAL OB/XF														47,241
499 N MARION AVE, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W80 S100 E17 CAN= S3 E46 N3 W46\$ E46 E17 N100\$.	

LAND DESCRIPTION										TOTAL OB/XF															
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			*C-CBD	0.00	0.00	43,124.00	SF		1.00	1.00	1.00	2.25	2.25	97,029							