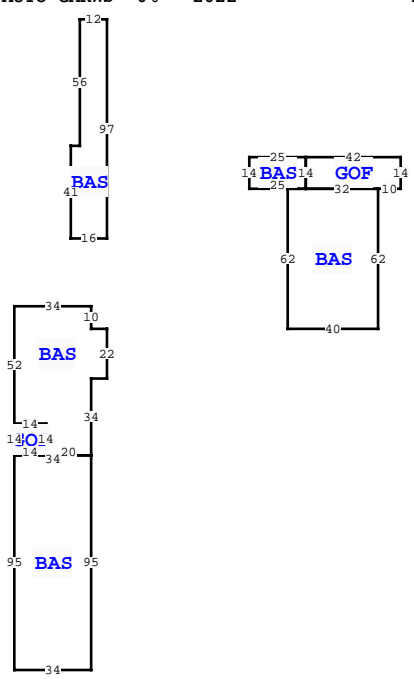


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	12	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	5	100
Stories	1.	1. 100
Units	0	100
Condition Adj	04	04 100
Quality	07	07
DOR CODE	2664	CAR WASH
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	350	100
BAS	1,328	100
BAS	2,202	100
BAS	2,480	100
BAS	3,230	100
GOF	196	125
GOF	588	125
TOTALS	10,374	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	AUTO CARWS	0%	- 2022									Heated Area: 10374	
HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE	Tax Dist:	578,108
TOTAL MARKET OB/XF VALUE		221,101
TOTAL LAND VALUE - MARKET		384,195
TOTAL MARKET VALUE		1,183,404
SOH/AGL Deduction		0
ASSESSED VALUE		1,183,404
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,183,404
TOTAL JUST VALUE		1,183,404
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,120,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047293	Signs - New or Ex	2,100	05/22/2023
18-349	REMODEL	190	06/27/2018
15-1059	COMMERCIAL	0	12/09/2015
15-0753	DEMOLISH	0	09/08/2015
2280	REMODEL	255	01/25/2002
2072	REMODEL	45	04/19/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/2194	10/18/2021	WD	U	I	35	4,980,000
GRANTOR: RENEGADE REALTY TRUST						
GRANTEE: 345 WEST DUVAL LLC						
1376/2012	12/31/2018	WD	U	I	35	4,392,700
GRANTOR: IMO US GEORGIA LLC						
GRANTEE: RENEGADE REALTY TRU						

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	27,831.00	UT	7.50	7.50	100	2016	2016	3	100	208,733	
2	0253	LIGHTING	0	0	0	0	5.00	UT	1,500.00	1,500.00	100	2016	2016	3	100	7,500	
3	0119	MASONRY WA	0	0	100	6	600.00	UT	6.50	6.50	100	2016	2016	3	100	3,900	
4	0120	CLFENCE 4	0	0	0	0	176.00	UT	5.50	5.50	100	2016	2016	3	100	968	

TOTAL OB/XF														221,101										
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	2664	C	CAR WASH	0		*CG	380.00	155.00	54,885.00	SF		1.00	1.00	1.00	7.00	7.00	384,195							

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W7 N10 W34 S52 GOF= S14 E14 N14 W14\$ E14 S14 E20 BAS= W34 S95 E34 N95\$ N34 E7 N22\$ PTR= E80 BAS= E40 N62 GOF= E10 N14 W42 S14 E32\$ W32 BAS= N14 W25 S14 E25\$ W8 S62\$ W80\$ PTR= N40 BAS= N97 W12 S56 W4 S41 E16\$ S40\$.																	