

E DIV BEG INTERS E R/W GORDON ST
ST, RUN N ALONG R/W 49.95 FT, E
317.86 FT, E 144.90 FT, S 378.59

NS RETAIL HOLDINGS LLC
2021 MCKINNEY STREET, SUITE 1150
DALLAS, TX 75201

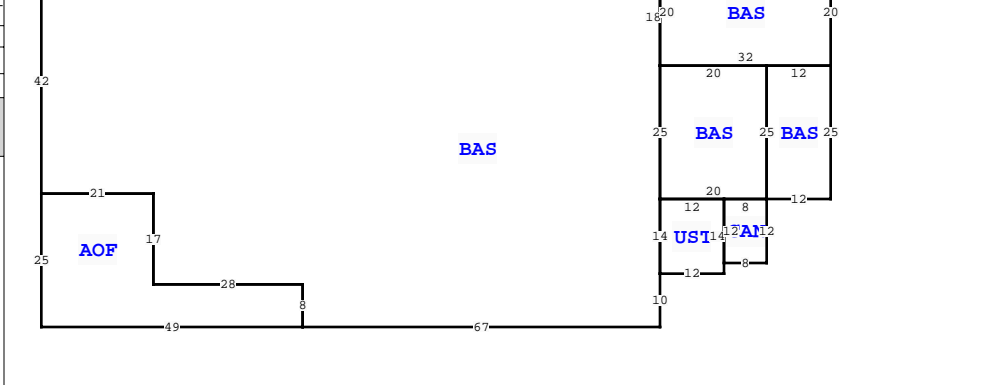
2026

00-00-00-13184-000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures	5	100
Frame	03	MASONRY 100
Story Height	20	100
RMS	5	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SERVGARAGE	0%	- 2025	46.84	502,968	1935	1990	0	0	50.00	50.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	400	150		600	14,052
AOF	749	150		1,124	26,324
BAS	300	100		300	7,026
BAS	500	100		500	11,710
BAS	640	100		640	14,989
BAS	7,023	100		7,023	164,479
CAN	96	30		29	679
CAN	480	30		144	3,373
CAN	140	30	2026	42	984
CAN	840	30	2026	252	5,902
TOTALS	11,336			10,738	251,484

** This building has 11 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
5	0166	CONC, PAVMT	0	0	31	54	1,674.00	UT	4.00	4.00	100	2026	2025		100	6,696	

EXTRA FEATURES																
TOTAL OB/XF 9,196																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2500	C	SRVC SHOPS	0		*CI	255.00	200.00	38,155.00	SF		1.00	1.00	1.00	2.75	2.75	104,926							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	25,878.00	SF		1.00	1.00	1.00	1.10	1.10	28,466							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			251,484
TOTAL MARKET OB/XF VALUE			9,196
TOTAL LAND VALUE - MARKET			133,392
TOTAL MARKET VALUE			394,072
SOH/AGL Deduction			79,830
ASSESSED VALUE			314,242
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			314,242
TOTAL JUST VALUE			394,072
NCON VALUE			6,696
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			280,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-0149	MAINT/ALTR	0	02/09/2016
16-0076	COMMERCIAL	0	01/19/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1316	12/31/2024	WD	Q	I	05	879,800

GRANTOR: MASTER COLLISION REPA
GRANTEE: NS RETAIL HOLDINGS
1300/0911 8/19/2015 WD Q I 05 375,000
GRANTOR: JOHN D JR & KRISTINE
GRANTEE: MASTER COLLISION RE

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[ORIG=0,0] W49 W67 S42 E21 S17 E28 S8 E67 N10 N14 N25 N18 \$																
AOF=[ORIG=-116,42] S25 E49 N8 W28 N17 W21 \$																
BAS=[ORIG=0,18] E32 N20 W32 S20 \$																
BAS=[ORIG=0,43] E20 N25 W20 S25 \$																
CAN=[ORIG=-59,0] N20 W24 S20 E24 \$																
AOF=[ORIG=-1,-30] N25 W16 S25 E16 \$																
BAS=[ORIG=20,43] E12 N25 W12 S25 \$																
UST=[ORIG=0,57] E12 N14 W12 S14 \$																
CAN=[ORIG=12,55] E8 N12 W8 S12 \$																
CAN=[YR=2026;ORIG=-59,-20] E42 S20 W42 N20 \$																
CAN=[YR=2026;ORIG=-15,0] E14 N10 W14 S10 \$																