E DIV: LOT 58 LAKE VIEW S/D.
484-588, LE 813-056, 970-2263, 2

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

2026

00-00-00-13185-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	32317.130	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

125 NE GORDON WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	10,400
SOH/AGL Deduction	4,460
ASSESSED VALUE	5,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,940
TOTAL JUST VALUE	10,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3176	RELOCATE	50	02/03/2005

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

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	0000	C	VAC RES	0		*RSF	-350.00	100.00	5,000.00	SF		1.00	1.00	1.00	2.00	2.00	10,000							

REVIEW DATE 02/13/2025 BY TP — Total Acres: 0.11 — Total Land Value: 10,000 — Market: 0 — Agricultural: 0 — Common: 10,000 — PRINTED 06/23/2026 BY SYS