COMM AT NW COR OF NE1/4, E 203.5
LINE SR-247 FOR POB, N 41 DG E A
FT. TO CURVE, E ALONG CURVE 32.1

DOLLAR TREE STORES INC
500 VOLVO PARKWAY
CHESAPEAKE, VA 23320

2027

01-4S-16-02640-004

BUILDING CHARACTERISTICS

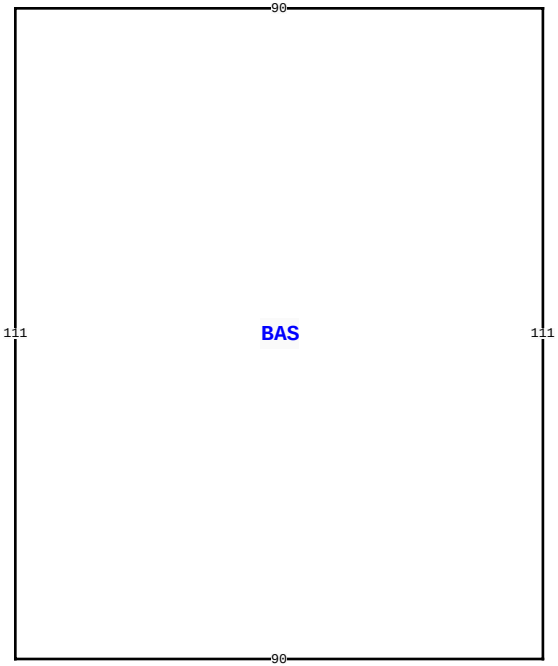
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	17	MSNRY STUC 10
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,990	100		9,990	384,703
TOTALS	9,990			9,990	384,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	9,990	78.1484	43.76	437,162	2012	2012	0	0	0	12.00	88.00

1 STORE DISC 0% - 0 Heated Area: 9990 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

275 SW HOME DEPOT DR, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	384,703
TOTAL MARKET OB/XF VALUE	57,596
TOTAL LAND VALUE - MARKET	577,125
TOTAL MARKET VALUE	1,019,424
SOH/AGL Deduction	0
ASSESSED VALUE	1,019,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,019,424
TOTAL JUST VALUE	1,019,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,019,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1	COMMERCIAL	4,546	01/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1258/0376	5/15/2013	WD	U	V	11	0
GRANTOR: DT RETAIL PROPERTIES						
GRANTEE: DOLLAR TREE STORES						
1227/1547	12/29/2011	WD	Q	V	03	524,500
GRANTOR: WESTFIELD INVESTMENT						
GRANTEE: DT RETAIL PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W90 S111 E90 N111$.

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	0260	PAVEMENT-A	0	0	0	0	29,360.00	UT	1.60	1.60	100	2012	2012	3	100	46,976	
2	0166	CONC,PAVMT	0	0	0	0	960.00	UT	2.25	2.25	100	2012	2012	3	100	2,160	
3	0253	LIGHTING	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	2012	2012	3	100	4,500	
4	0164	CONC BIN	0	0	0	0	360.00	UT	11.00	11.00	100	2012	2012	3	100	3,960	

LAND DESCRIPTION

TOTAL OB/XF 57,596

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	1100	C	STORE 1FLR	0			0.00	0.00	51,300.00	SF		1.00	1.00	1.25	9.00	11.25	577,125							

REVIEW DATE 03/23/2026 BY JB Total Acres: 1.18 Total Land Value: 577,125 Market: 0 Agricultural: 0 Common: 577,125 PRINTED 11/16/2026 BY SYS