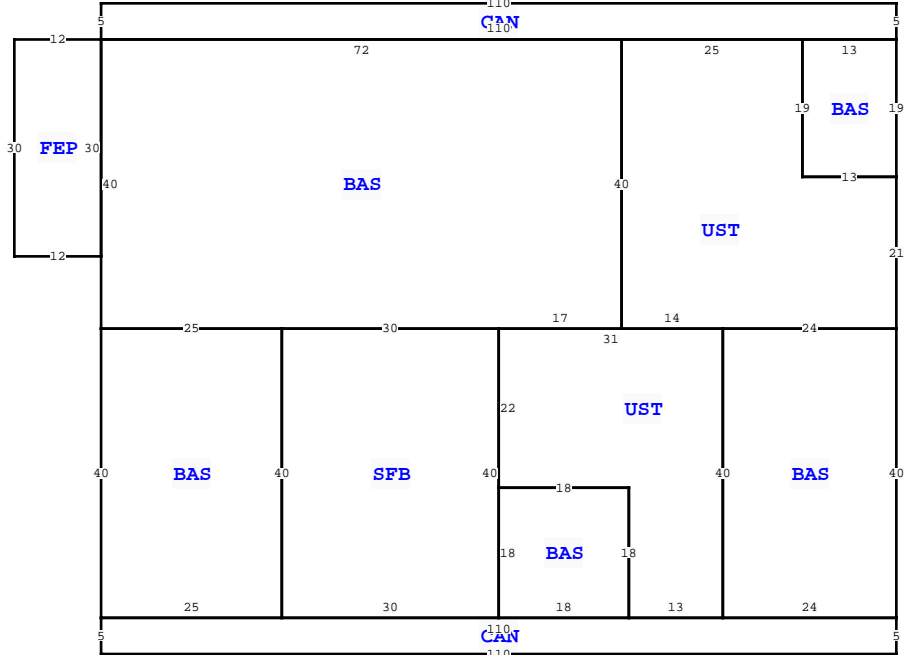


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	12 100
Frame	05 STEEL 100
Story Height	14 100
RMS	15 100
Stories	1. 1. 100
Units	4 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8800	04	7,864	120.7500	54.34	427,330	1987	1987	0	0	40.00	60.00
1 PREF M B R 0% - 0 Heated Area: 6611 HX Base Yr											



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	247	100		247	8,053
BAS	324	100		324	10,564
BAS	960	100		960	31,300
BAS	1,000	100		1,000	32,604
BAS	2,880	100		2,880	93,899
CAN	550	30		165	5,380
CAN	550	30		165	5,380
FEP	360	80		288	9,390
SFB	1,200	80		960	31,300
UST	916	40		366	11,933
TOTALS	10,260			7,864	256,398

** This building has 11 Sub-Areas

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

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	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	8,500	
2	0140	CLFENCE	6	0	0	170.00	UT	6.50	6.50	100	1993	1993	3	100	1,105	

LAND DESCRIPTION												TOTAL OB/XF												
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	1100	C	STORE 1FLR	0		*CI	0.00	0.00	44,590.00	SF		1.00	1.00	1.00	2.50	2.50	111,475							
2	9630	C	SWAMP	0			0.00	0.00	1.79	AC		1.00	1.00	1.00	100.00	100.00	179							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			256,398
TOTAL MARKET OB/XF VALUE			9,605
TOTAL LAND VALUE - MARKET			111,654
TOTAL MARKET VALUE			377,657
SOH/AGL Deduction			0
ASSESSED VALUE			377,657
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			377,657
TOTAL JUST VALUE			377,657
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			366,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044383	Remodel	4,500	05/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1266/2600	12/17/2013	WD	Q	I	01	325,000

GRANTOR: R & C LUSSIER LLC
GRANTEE: TRITON INVESTMENT G
1266/2598 12/17/2013 QC U I 11 100
GRANTOR: RAYMOND L & COLLEN M
GRANTEE: R & C LUSSIER LLC

BUILDING DIMENSIONS											
CAN= N5 W110 S5 E110\$ BAS= W13 UST= W25 BAS= W72 FEP= W12 S30 E12 N30\$ S40 BAS= S40 CAN= S5 E110 N5 W110\$ E25 N40 W25\$ E25 SFB= S40 E30 N40 W30\$ E30 UST= S22 BAS= S18 E18 N18 W18\$ E18 S18 E13 N40 W31\$ E17 N40\$ S40 E14 BAS= S40 E24 N40 W24\$ E24 N21 W13 N19\$ S19 E13 N19\$.											