LOTS 4, 5, 6, 9 & 10, FLORIDA GA
SOUTH UNIT 1.

FRHP LINCOLNSHIRE, LLC
250 PARKWAY DR, SUITE 270
LINCOLNSHIRE, IL 60069

2027

02-4S-16-02714-304

BUILDING CHARACTERISTICS

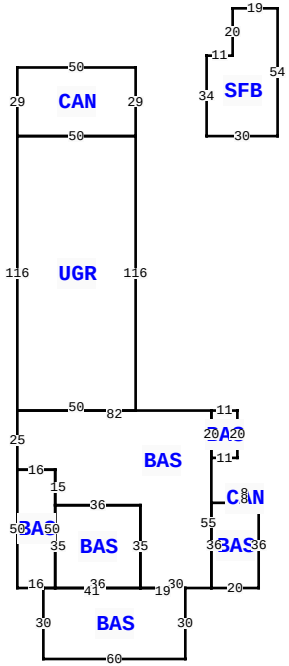
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	05	STEEL 100
Story Height		18 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	2416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	220	100		220	9,929
BAS	720	100		720	32,494
BAS	800	100		800	36,105
BAS	1,260	100		1,260	56,866
BAS	1,800	100		1,800	81,236
BAS	4,090	100		4,090	184,586
CAN	32	30		10	452
CAN	1,450	30		435	19,632
SFB	1,400	80		1,120	50,547
UGR	5,800	40		2,320	104,704
TOTALS	17,572			12,775	576,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	04	12,775	137.4715	67.36	860,524	2000	2000	0	0	0	33.00	67.00

1 VEH SALE/R 0% - 2022 Heated Area: 10290 HX Base Yr



530 SW FLORIDA GATEWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	707,777
TOTAL MARKET OB/XF VALUE	118,628
TOTAL LAND VALUE - MARKET	480,000
TOTAL MARKET VALUE	1,306,405
SOH/AGL Deduction	0
ASSESSED VALUE	1,306,405
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,306,405
TOTAL JUST VALUE	1,306,405
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,306,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-0401	COMMERCIAL	0	04/26/2016
415	ADDN COMM	531	09/13/2012
183	ADDN COMM	487	02/13/2012
648	ADDN COMM	50	04/24/2008
3410	COMMERCIAL	225	02/23/2006
3410	ADDN COMM	483	09/14/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/2600	12/21/2021	WD	Q	I	05	4,000,000
GRANTOR: TCRV OF LAKE CITY LLC						
GRANTEE: FRHP LINCOLNSHIRE,						
1220/2708	8/23/2011	WD	U	V	11	100
GRANTOR: RONALD K FLEMING & BY						
GRANTEE: TCRV OF LAKE CITY L						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= N29 W50 S29 E50$ UGR= W50 S116 BAS= S25 BAS= S50 E16 N50 W16$ E16 S15 BAS= S35 E36 N35 W36$ E36 S35 BAS= W41 S30 E60 N30 W19$ E30 BAS= E20 N36 W2 CAN= N4 W8 S4 E8$ W18 S36$ N55 BAS= E11 N20 W11 S20$ N20 W82$ E50 N116$ PTR= E30 SFB= E30 N54 W19 S20 W11 S34$ W30$.

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	98,910.00	UT	0.75	0.75	100	2000	2000	3	100	74,183	
2	0166	CONC,PAVMT	0	0	8	114	912.00	UT	1.50	1.50	100	2000	2000	3	100	1,368	
3	0253	LIGHTING	0	0	0	0	5.00	UT	1,000.00	1,000.00	100	2000	2000	3	100	5,000	
4	0140	CLFENCE 6	0	0	0	0	1,965.00	UT	3.80	3.80	100	2000	2000	3	100	7,467	
5	0070	CARPORT UF	0	0	30	40	1,200.00	UT	3.00	3.00	100	2005	2005	3	100	3,600	
6	0296	SHED METAL	0	0	12	10	120.00	UT	5.00	5.00	100	2005	2005	3	100	600	
7	0296	SHED METAL	0	0	12	10	120.00	UT	5.00	5.00	100	2005	2005	3	100	600	
8	0296	SHED METAL	0	0	12	16	192.00	UT	5.00	5.00	100	2005	2005	3	100	960	
9	0140	CLFENCE 6	0	0	0	0	3,100.00	UT	6.50	6.50	100	2005	2005	3	100	20,150	
10	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 117,528

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	2700	C	AUTO SALES	0		CG	0.00	0.00	5.00	AC		1.00	1.00	0.80	120,000.00	96,000.00	480,000							

REVIEW DATE 03/06/2026 BY JB Total Acres: 5.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 11/17/2026 BY SYS

LOTS 4, 5, 6, 9 & 10, FLORIDA GA SOUTH UNIT 1.

FRHP LINCOLNSHIRE, LLC
250 PARKWAY DR, SUITE 270
LINCOLNSHIRE, IL 60069

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BUILDING CHARACTERISTICS

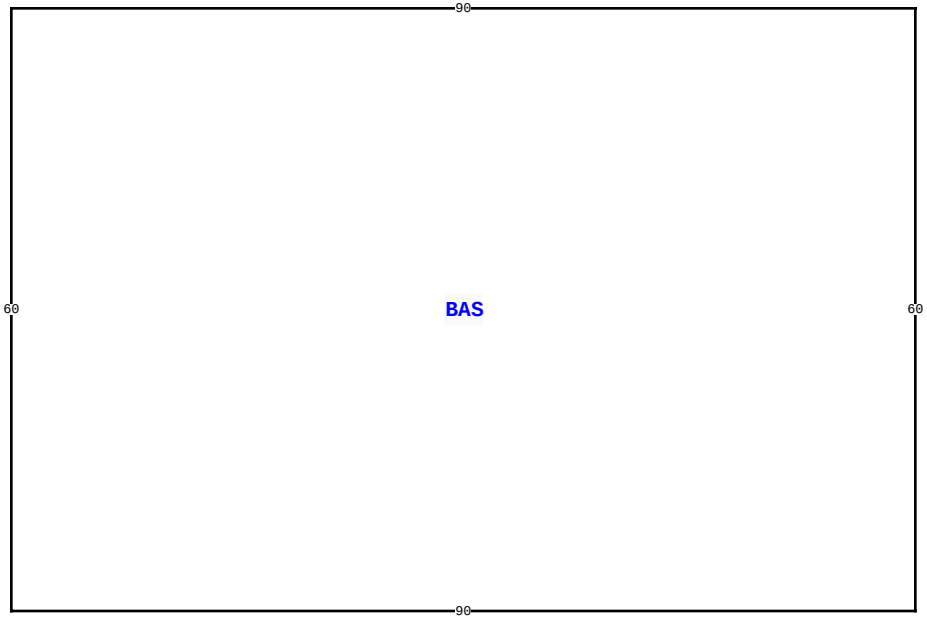
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	2416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,400	100		5,400	131,226
TOTALS	5,400			5,400	131,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	5,400	83.0606	31.56	170,424	2005	2005	0	0	0	23.00	77.00

2 PREF M B A 0% - 2022 Heated Area: 5400 HX Base Yr



530 SW FLORIDA GATEWAY DR, LAKE CITY

BLD DATE		LGL DATE	05/13/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
11	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
12	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,306,405
TOTAL JUST VALUE	1,306,405
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,306,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3198	ADDN COMM	52	02/28/2005
1790	COMMERCIAL	588	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: TCRV OF LAKE CITY LLC						
GRANTEE: FRHP LINCOLNSHIRE,						
1220/2708	8/23/2011	WD	U	V	11	100
GRANTOR: RONALD K FLEMING & BY						
GRANTEE: TCRV OF LAKE CITY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W90 S60 E90 N60$.

LAND DESCRIPTION

TOTAL OB/XF 1,100

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

REVIEW DATE 03/06/2026 BY JB Total Acres: 5.00 Total Land Value: 480,000 Market: 0 Agricultural: 0 Common: 480,000 PRINTED 11/17/2026 BY SYS