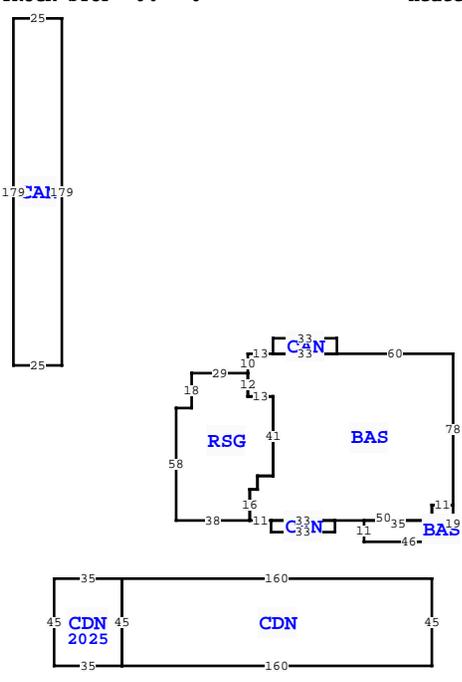




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	70
Exterior Wall	20	FACE BRICK	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	06	CUST PANEL	100
Interior Floor	15	HARDTILE	100
Air Condition	04	ROOF TOP	100
Heating Type	09	ENG F AIR	100
Fixtures		50	100
Frame		N/A	100
Story Height		14	100
RMS		13	100
Stories	1.	1.100	
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	2620 TRUCK STOP		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	594	100	
BAS	8,444	100	
CAN	198	30	
CAN	264	30	
CAN	4,475	30	
CDN	7,200	35	
CDN	1,575	35	2025
RSG	3,252	125	
TOTALS	26,002		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
6410	04	17,654	106.4133	76.62	1,352,649	2018	2018	0	0	0	5.00	95.00
2 TRUCK STOP 0% - 0 Heated Area: 12290 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE	1,689,785		
TOTAL MARKET OB/XF VALUE	1,458,952		
TOTAL LAND VALUE - MARKET	1,337,250		
TOTAL MARKET VALUE	4,485,987		
SOH/AGL Deduction	0		
ASSESSED VALUE	4,485,987		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	4,485,987		
TOTAL JUST VALUE	4,485,987		
NCON VALUE	900		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	4,440,667		

SALE:8:1: STATION AT INTERSECTION I-75 & 441			
SALE:1:1: SALE INCLU RE# 09512-000 43.70 AC TOTAL			
PRMT:2:1: TRAVEL TRL / 6 MTH PERMIT			
PRMT:1:1: TRAVEL TRAILER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051369	Signs - New or Ex	7,400	11/04/2024
000050695	Additions	100,000	08/29/2024
000047110	Additions	500,000	01/26/2024
39754	ADDN COMM	0	05/11/2020
38355	COMMERCIAL	1,519	07/15/2019
35977	COMMERCIAL	500	11/08/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/1265	3/22/2017	WD Q	Q	V	04	850,000
GRANTOR: FEAGLE FAMILY PROPERT						
GRANTEE: LOVE'S TRAVEL STOPS						
1333/1321	3/21/2017	WD Q	Q	V	04	800,000
GRANTOR: HC HOLDINGS LLC						
GRANTEE: LOVE'S TRAVEL STOPS						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	0	406,048.00	UT	3.20	3.20	100	2018
2	0166	CONC, PAVMT	0	0	0	0	2,900.00	UT	4.50	4.50	100	2018
3	0253	LIGHTING	0	0	0	0	18.00	UT	1,500.00	1,500.00	100	2018
4	0140	CLFENCE 6	0	0	0	0	2,150.00	UT	7.50	7.50	100	2018
5	0296	SHED METAL	0	0	10	6	60.00	UT	10.00	10.00	100	2018
6	0294	SHED WOOD/	0	0	15	11	143.00	UT	11.00	11.00	100	2018
7	0164	CONC BIN	0	0	0	0	650.00	UT	11.00	11.00	100	2018
8	0292	SCALES	0	0	0	0	1.00	UT	0.00	0.00	100	2018
9	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2024
10	0166	CONC, PAVMT	0	0	100	36	3,600.00	UT	3.00	3.00	100	2025

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT	% COND
1	2620	C	TRUCK STOP	0		CHI	0.00	0.00	17.83	AC	1.00	1.00
TOTAL OB/XF 1,446,052												

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[ORIG=0,0] W60 W33 W13 S10 S12 E13 S41 W8 S7 W4 S16 E11 E33 E50 N8 E11 N78 \$												
CDN=[ORIG=-11,116] W160 S45 E160 N45 \$												
CAN=[ORIG=-202,6] N179 W25 S179 E25 \$												
RSG=[ORIG=-106,10] W29 S18 W8 S58 E38 N16 E4 N7 E8 N41 W13 N12 \$												
BAS=[DPR_YEAR=2020;ORIG=0,78] S19 W46 N11 E35 N8 E11 \$												
CAN=[ORIG=-60,0] N8 W33 S8 E33 \$												
CAN=[ORIG=-94,86] S6 E33 N6 W33 \$												
CDN=[YR=2025;ORIG=-171,116] W35 S45 E35 N45 \$												

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	2620	C	TRUCK STOP	0		CHI	0.00	0.00	17.83	AC	1.00	1.00	1.00	75,000.00	75,000.00	1,337,250									

COMM NE COR OF NW1/4 OF NE1/4, R
 FT TO W R/W US-41 FOR POB, RUN S
 W 630 FT, S 630.84 FT TO NE'LY R

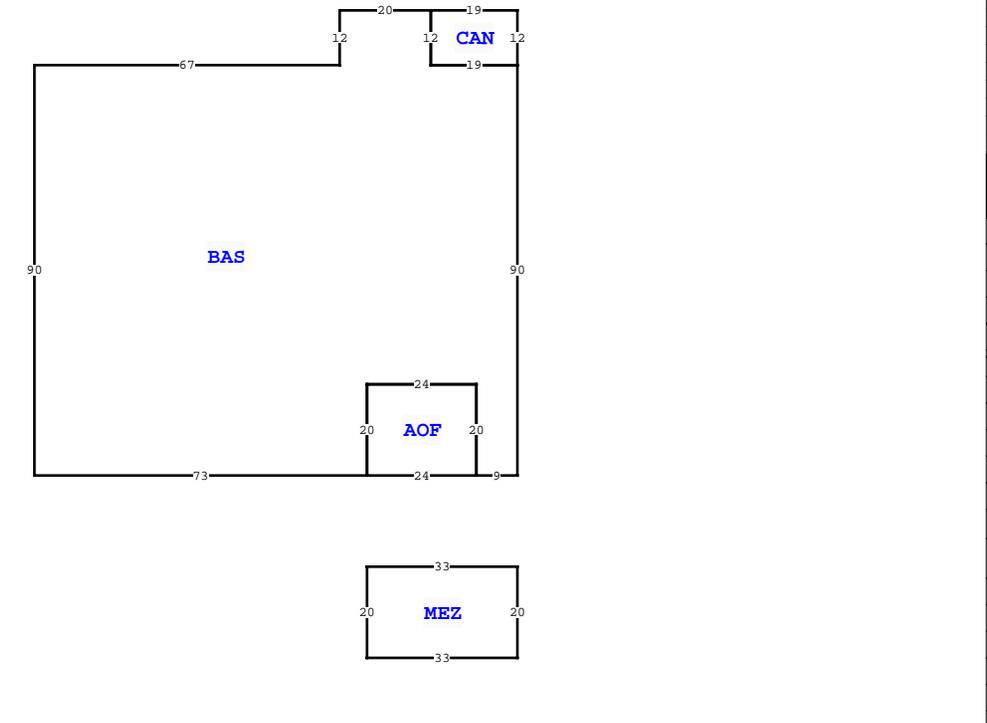
LOVE'S TRAVEL STOPS & COUNTRY STORES INC
 15 WEST 6TH STREET, SUITE 2400
 TULSA, OK 74119

2026

03-6S-17-09562-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	21	STONE 10
Roof Structure	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floor	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame		N/A 100
Story Height		21 100
RMS		3 100
Stories	1.	1. 100
Units		21 100
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	
6700	06	10,220	83.3872	41.69	426,072	2018	2018	0	0	0	5.00	95.00



Quality	05	05			
DOR CODE	2620 TRUCK STOP				
MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	3617.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	480	150		720	28,516
BAS	9,300	100		9,300	368,331
CAN	228	30		68	2,693
MEZ	660	20		132	5,228
TOTALS	10,668			10,220	404,768

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
11	9915	RV SITE	0	0	0	4.00	UT	3,000.00	3,000.00	100	2025	2024		100	12,000	
12	0120	CLFENCE	4	0	0	150.00	UT	6.00	6.00	100	2026	2025		100	900	

13700 S US HIGHWAY 441 , LAKE CITY				BLD DATE	LGL DATE
				XF DATE	LAND DATE
				INC DATE	AG DATE

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	1,689,785		
TOTAL MARKET OB/XF VALUE	1,458,952		
TOTAL LAND VALUE - MARKET	1,337,250		
TOTAL MARKET VALUE	4,485,987		
SOH/AGL Deduction	0		
ASSESSED VALUE	4,485,987		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	4,485,987		
TOTAL JUST VALUE	4,485,987		
NCON VALUE	900		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	4,440,667		
LAND:1:1: JOINS 9512-000 34 AC. ZONED AG-3 AS OF 0			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35920	COMMERCIAL	3,175	10/26/2017
35832	COMMERCIAL	43,530	10/02/2017
11139	PUMP/UTPOL	75	05/13/1996
10339	PUMP/UTPOL	75	10/17/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/1265	3/22/2017	WD Q	Q	V	04	850,000
GRANTOR: FEAGLE FAMILY PROPERT						
GRANTEE: LOVE'S TRAVEL STOPS						
1333/1321	3/21/2017	WD Q	Q	V	04	800,000
GRANTOR: HC HOLDINGS LLC						
GRANTEE: LOVE'S TRAVEL STOPS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W19 N12 W20 S12 W67 S90 E73 N20 E24 S20 E9 N90 \$	
MEZ=[ORIG=-33,110] S20 E33 N20 W33 \$	
AOF=[ORIG=-33,90] N20 E24 S20 W24 \$	
CAN=[ORIG=-19,0] N12 E19 S12 W19 \$	

LAND DESCRIPTION										TOTAL OB/XF										12,900				
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