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

2027

03-6S-17-09562-000

BUILDING CHARACTERISTICS

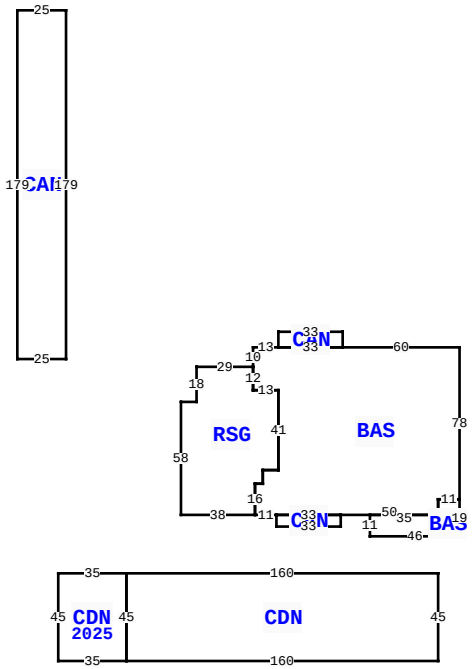
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 100
Interior Floo	15	HARDTILE 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		50 100
Frame		N/A 100
Story 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	594	100		594	41,436
BAS	8,444	100		8,444	589,041
CAN	198	30		59	4,115
CAN	264	30		79	5,511
CAN	4,475	30		1,342	93,616
CDN	7,200	35		2,520	175,792
CDN	1,575	35	2025	551	38,437
RSG	3,252	125		4,065	283,568
TOTALS	26,002			17,654	1,231,516

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	73.43	1,296,333	2018	2018	0	0	0	5.00	95.00

2 TRUCK STOP 0% - 0 Heated Area: 12290 HX Base Yr



13700 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,628,226
TOTAL MARKET OB/XF VALUE	1,458,952
TOTAL LAND VALUE - MARKET	1,426,400
TOTAL MARKET VALUE	4,513,578
SOH/AGL Deduction	0
ASSESSED VALUE	4,513,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,513,578
TOTAL JUST VALUE	4,513,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,513,578

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	V	04	850,000
GRANTOR: FEAGLE FAMILY PROPERT						
GRANTEE: LOVE'S TRAVEL STOPS						
1333/1321	3/21/2017	WD	Q	V	04	800,000
GRANTOR: HC HOLDINGS LLC						
GRANTEE: LOVE'S TRAVEL STOPS						

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 $
.

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	406,048.00	UT	3.20	3.20	100	2018	2018	3	100	1,299,354	
2	0166	CONC,PAVMT	0	0	0	0	2,900.00	UT	4.50	4.50	100	2018	2018	3	100	13,050	
3	0253	LIGHTING	0	0	0	0	18.00	UT	1,500.00	1,500.00	100	2018	2018	3	100	27,000	
4	0140	CLFENCE 6	0	0	0	0	2,150.00	UT	7.50	7.50	100	2018	2018	3	100	16,125	
5	0296	SHED METAL	0	0	10	6	60.00	UT	10.00	10.00	100	2018	2018	3	100	600	
6	0294	SHED WOOD/	0	0	15	11	143.00	UT	11.00	11.00	100	2018	2018	3	100	1,573	
7	0164	CONC BIN	0	0	0	0	650.00	UT	11.00	11.00	100	2018	2018	3	100	7,150	
8	0292	SCALES	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	69,400	
9	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	
10	0166	CONC,PAVMT	0	0	100	36	3,600.00	UT	3.00	3.00	100	2025	2024		100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 1,446,052

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	2620	C	TRUCK STOP	0		CHI	0.00	0.00	17.83	AC		1.00	1.00	1.00	80,000.00	80,000.00	1,426,400							

REVIEW DATE 04/06/2026 BY TP Total Acres: 17.83 Total Land Value: 1,426,400 Market: 0 Agricultural: 0 Common: 1,426,400 PRINTED 11/16/2026 BY SYS

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
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BUILDING CHARACTERISTICS

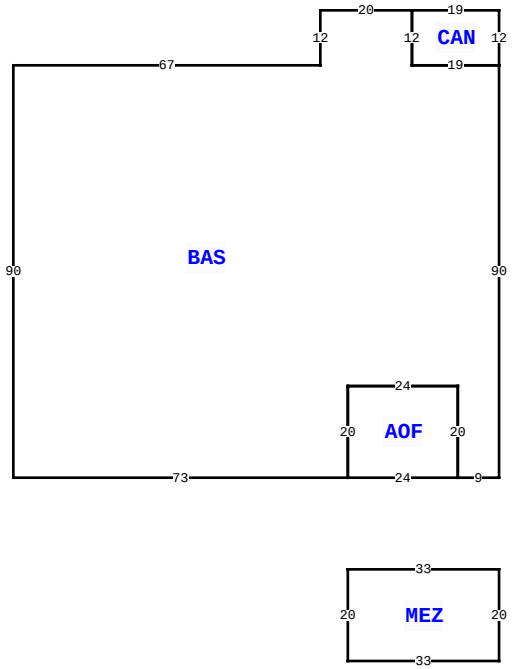
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	21	STONE 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame		N/A 100
Story Height		21 100
RMS		3 100
Stories	1.	1. 100
Units		21 100
Condition Adj	03	03 100
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	27,948
BAS	9,300	100		9,300	360,998
CAN	228	30		68	2,639
MEZ	660	20		132	5,124
TOTALS	10,668			10,220	396,710

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	40.86	417,589	2018	2018	0	0	0	5.00	95.00

3 SERV SHOP 0% - 0 Heated Area: 9780 HX Base Yr



13700 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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	9915	RV SITE	0	0	0	0	4.00	UT	3,000.00	3,000.00	100	2025	2024		100	12,000	
12	0120	CLFENCE 4	0	0	0	0	150.00	UT	6.00	6.00	100	2026	2025		100	900	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL MARKET VALUE	4,513,578
SOH/AGL Deduction	0
ASSESSED VALUE	4,513,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,513,578
TOTAL JUST VALUE	4,513,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,513,578

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	V	04	850,000
GRANTOR: FEAGLE FAMILY PROPERT						
GRANTEE: LOVE'S TRAVEL STOPS						
1333/1321	3/21/2017	WD	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

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 04/06/2026 BY TP Total Acres: 17.83 Total Land Value: 1,426,400 Market: 0 Agricultural: 0 Common: 1,426,400 PRINTED 11/16/2026 BY SYS