NE1/4 OF SE1/4, EX ANY RD R/W LY
HOWELL RD & SW FARNELL RD & EX A
FOR HERLONG/HOWELL RD IN WD 1331

ALL-TECH RACEWAY LLC
831 3RD ST
SEACUCUA, NJ 07094

2027

04-6S-17-09600-004

BUILDING CHARACTERISTICS

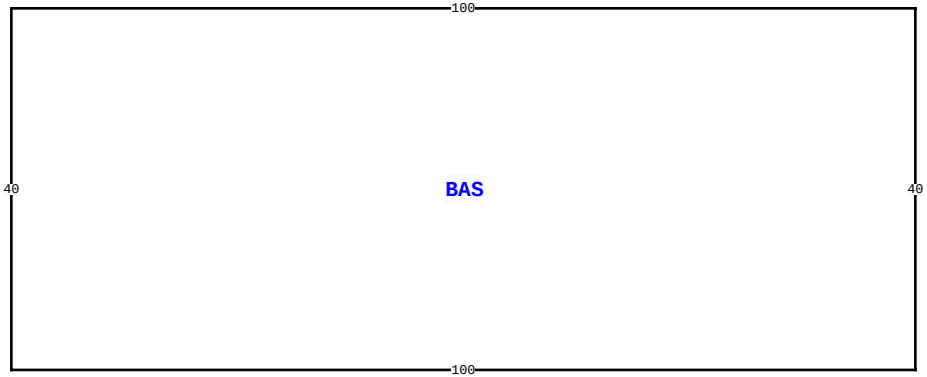
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3700	RACE TRACKS,ALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,000	100		4,000	118,368
TOTALS	4,000			4,000	118,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	4,000	129.7920	49.32	197,280	1993	1993	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 4000 HX Base Yr



1024 SW HOWELL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 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	118,368
TOTAL MARKET OB/XF VALUE	68,676
TOTAL LAND VALUE - MARKET	351,270
TOTAL MARKET VALUE	538,314
SOH/AGL Deduction	0
ASSESSED VALUE	538,314
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	538,314
TOTAL JUST VALUE	538,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	538,314

XFOB:4:1: ENTRANCE BLDG
XFOB:3:1: MISC BLDG/W FIXTURES
XFOB:2:1: CONCESSION STAND
XFOB:1:1: REST ROOMS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6553	STORAGE	10,000	11/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/1792	5/27/2015	WD	Q	I	05	650,000
GRANTOR: LAKE CITY SPEEDWAY IN						
GRANTEE: ALL-TECH RACEWAY LL						
1295/1790	5/12/2015	WD	U	I	11	100
GRANTOR: COLUMBIA MOTORSPORTS						
GRANTEE: LAKE CITY SPEEDWAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S40 E100 N40$.

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	0327	STABLES-SM	0	0	25	26	650.00	UT	14.00	14.00	100	0	0	3	100	9,100	
2	0327	STABLES-SM	0	0	56	14	784.00	UT	14.00	14.00	100	0	0	3	100	10,976	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0327	STABLES-SM	0	0	25	25	625.00	UT	14.00	14.00	100	0	0	3	100	8,750	
5	0294	SHED WOOD/	0	0	7	7	2.00	UT	300.00	300.00	100	0	0	3	100	600	
6	0044	BLEACHERS	0	0	300	30	1.00	UT	0.00	0.00	100	0	0	3	100	9,000	
7	0130	CLFENCE 5	0	0	0	0	2,600.00	UT	1.00	1.00	100	0	0	3	100	2,600	
8	0140	CLFENCE 6	0	0	0	0	500.00	UT	4.50	4.50	100	1993	1993	3	100	2,250	
9	0140	CLFENCE 6	0	0	300	30	500.00	UT	4.50	4.50	100	1993	1993	3	100	2,250	
10	0253	LIGHTING	0	0	0	0	37.00	UT	250.00	250.00	100	1993	1993	3	100	9,250	

LAND DESCRIPTION

TOTAL OB/XF 61,776

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	3700	C	RACE TRACK	0		A-1	0.00	0.00	39.03	AC		1.00	1.00	1.00	9,000.00	9,000.00	351,270							

REVIEW DATE 04/06/2026 BY TP Total Acres: 39.03 Total Land Value: 351,270 Market: 0 Agricultural: 0 Common: 351,270 PRINTED 11/17/2026 BY SYS

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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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GRANTEE: ALL-TECH RACEWAY LL						
1295/1790	5/12/2015	WD	U	I	11	100
GRANTOR: COLUMBIA MOTORSPORTS						
GRANTEE: LAKE CITY SPEEDWAY						

BUILDING NOTES

BUILDING DIMENSIONS

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,000	
12	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
13	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
14	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
15	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
16	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	300	

TOTAL OB/XF 6,900

LAND DESCRIPTION

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: 39.03 Total Land Value: 351,270 Market: 0 Agricultural: 0 Common: 351,270 PRINTED 11/17/2026 BY SYS