COMM INTERS S R/W GRANDVIEW AVE
2 BLOCK C CASTLE HILLS S/D, RUN
OF BLOCK C 638.76 FT FOR POB, CO

PRECISION REAL ESTATE INVESTMENTS, LLC
5720 PONTIAC TRAIL
WEST BLOOMFIELD, MI 48323

**2027**

**05-4S-17-07647-003**

## BUILDING CHARACTERISTICS

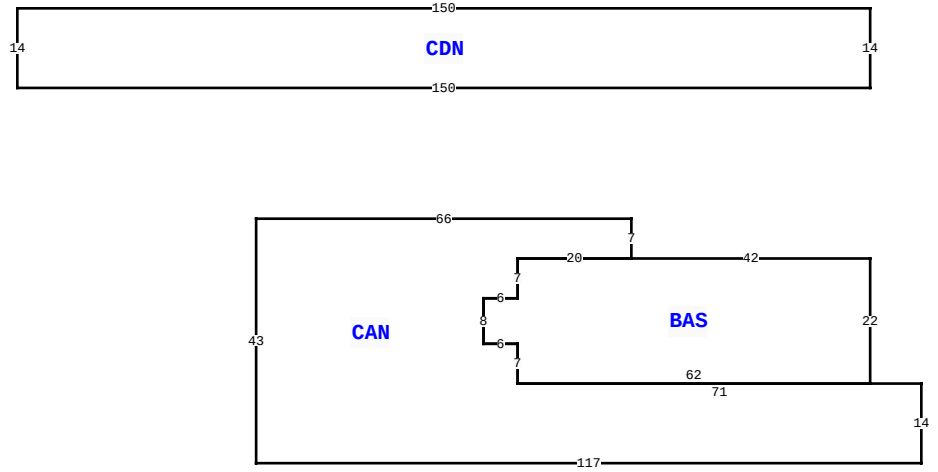
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 80 |
| Exterior Wall | 28 | GLASS THRM 20 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 8 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 10 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 06 | 06 |
| DOR CODE | 2200 | DRIVE-IN REST. |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 5417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,412 | 100 | | 1,412 | 101,977 |
| CAN | 3,064 | 30 | | 919 | 66,372 |
| CDN | 2,100 | 35 | | 735 | 53,083 |
| TOTALS | 6,576 | | | 3,066 | 221,431 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5700 | 04 | 3,066 | 120.7721 | 111.11 | 340,663 | 1999 | 1999 | 0 | 0 | 0 | 35.00 | 65.00 |

1 RES F/FOOD 0% - 2023 Heated Area: 1412 HX Base Yr




1333 SW MAIN BLVD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 19,264.00 | UT | 0.90 | 0.90 | 100 | 1999 | 1999 | 3 | 100 | 17,338 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,080.00 | UT | 1.50 | 1.50 | 100 | 1999 | 1999 | 3 | 100 | 1,620 | |
| 3 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 1,620.00 | 1,620.00 | 50 | 1999 | 1999 | 3 | 50 | 810 | |
| 4 | 0164 | CONC BIN | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1999 | 1999 | 3 | 100 | 510 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 221,431 |
| TOTAL MARKET OB/XF VALUE | 20,278 |
| TOTAL LAND VALUE - MARKET | 194,051 |
| TOTAL MARKET VALUE | 435,760 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 435,760 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 435,760 |
| TOTAL JUST VALUE | 435,760 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 435,760 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1478 | COMMERCIAL | 75 | 03/19/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1463/1680 | 3/23/2022 | WD | U | I | 37 | 2,305,000 |
| GRANTOR: NFSGA, LLC | | | | | | |
| GRANTEE: PRECISION REAL ESTA | | | | | | |
| 1459/2737 | 12/31/2021 | WD | U | I | 35 | 1,328,800 |
| GRANTOR: B&B MERRITT REAL ESTA | | | | | | |
| GRANTEE: NFSGA, LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W42 CAN= N7 W66 S43 E117 N14 W71 N7 W6 N8 E6 N7 E20$ W20 S7 W6 S8 E6 S7 E62 N22$ PTR= N30 CDN= N14 W150 S14 E150$ S30$.

## LAND DESCRIPTION

TOTAL OB/XF 20,278

| 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 | 2200 | C | DRIVE-IN | 0 | | | 0.00 | 0.00 | 35,282.00 | SF | | 1.00 | 1.00 | 1.00 | 5.50 | 5.50 | 194,051 | | | | | | | |

REVIEW DATE 09/29/2016 BY DF Total Acres: 0.81 Total Land Value: 194,051 Market: 0 Agricultural: 0 Common: 194,051 PRINTED 11/16/2026 BY SYS