COMM NE COR OF SEC, RUN W ALONG
105.70 FT TO E R/W OF SR-47, S A
R/W SR-47 444.35 FT FOR POB, E 2

JAA INVESTMENT PROPERTIES, LLC
312 SW PILOTS WAY
LAKE CITY, FL 32024

2027

07-4S-17-08127-002

BUILDING CHARACTERISTICS

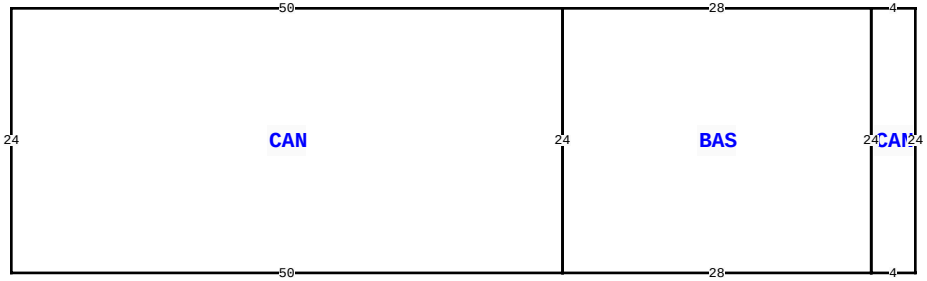
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	16,333
CAN	96	30		29	705
CAN	1,200	30		360	8,750
TOTALS	1,968			1,061	25,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	04	1,061	99.2040	48.61	51,575	1991	1991	0	0	0	50.00	50.00

1 SERV SHOP 0% - 2022 Heated Area: 672 HX Base Yr



637 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 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
1	0260	PAVEMENT-A	0	0	0	0	12,157.00	UT	0.63	0.63	100	1994	1994	3	100	7,659	
2	0140	CLFENCE 6	0	0	0	0	334.00	UT	3.50	3.50	100	1994	1994	3	100	1,169	
3	0166	CONC,PAVMT	0	0	0	0	180.00	UT	1.50	1.50	100	1994	1994	3	100	270	
4	0140	CLFENCE 6	0	0	0	0	340.00	UT	3.50	3.50	100	1993	1993	3	100	1,190	
5	0260	PAVEMENT-A	0	0	0	0	8,105.00	UT	0.63	0.63	100	1993	1993	3	100	5,106	
6	0166	CONC,PAVMT	0	0	0	0	1,015.00	UT	1.50	1.50	100	1993	1993	3	100	1,523	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	239,235
TOTAL MARKET OB/XF VALUE	16,917
TOTAL LAND VALUE - MARKET	138,955
TOTAL MARKET VALUE	395,107
SOH/AGL Deduction	0
ASSESSED VALUE	395,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,107
TOTAL JUST VALUE	395,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,107

SALE:9:1: RE-RECORDED WITH STAMPS (INCLUDED 08127-

SALE:8:1: CERT OF TITLE

SALE:11:1: .58 ACRES OR 120.78 FF

SALE:10:1: $.70 STAMPS - ONE AND THE SAME

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/629	8/03/2021	WD	Q	I	01	490,000
GRANTOR: RIMROCK DEVELOPMENT L						
GRANTEE: JAA INVESTMENT PROP						
1178/1129	8/04/2009	WD	Q	I	01	415,000
GRANTOR: WESTFIELD INVESTMENT						
GRANTEE: RIMROCK DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W4 BAS= W28 CAN= W50 S24 E50 N24$ S24 E28 N24$ S24 E4 N24$.

LAND DESCRIPTION

TOTAL OB/XF 16,917

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	2500	C	SRVC SHOPS	0		00	0.00	0.00	25,264.00	SF		1.00	1.00	1.00	2.75	2.75	69,476							
2	2500	C	SRVC SHOPS	0			0.00	0.00	25,265.00	SF		1.00	1.00	1.00	2.75	2.75	69,479							

REVIEW DATE 03/30/2017 BY DF Total Acres: 1.16 Total Land Value: 138,955 Market: 0 Agricultural: 0 Common: 138,955 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SEC, RUN W ALONG
105.70 FT TO E R/W OF SR-47, S A
R/W SR-47 444.35 FT FOR POB, E 2

JAA INVESTMENT PROPERTIES, LLC
312 SW PILOTS WAY
LAKE CITY, FL 32024

2027

07-4S-17-08127-002

BUILDING CHARACTERISTICS

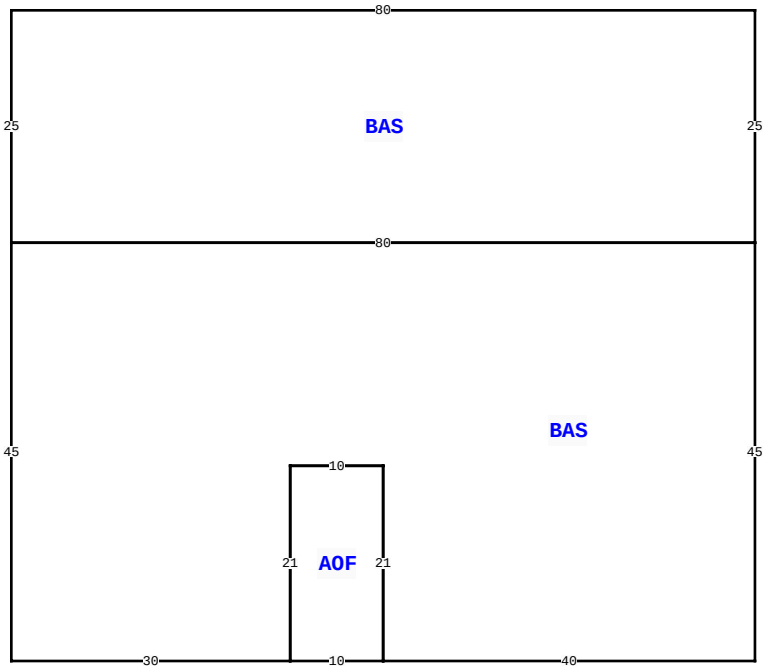
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	210	110		231	4,297
BAS	2,000	100		2,000	37,202
BAS	3,390	100		3,390	63,057
TOTALS	5,600			5,621	104,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7300	04	5,621	70.8616	35.43	199,152	1994	1994	0	0	0	47.50	52.50

2 SER/SALES 0% - 2022 Heated Area: 5600 HX Base Yr



637 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	239,235
TOTAL MARKET OB/XF VALUE	16,917
TOTAL LAND VALUE - MARKET	138,955
TOTAL MARKET VALUE	395,107
SOH/AGL Deduction	0
ASSESSED VALUE	395,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,107
TOTAL JUST VALUE	395,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,107

SALE:5:1: 260.75 FF @ 174.50 - MKT 100.00 WITH 92%

SALE:4:1: 109.12 FF SR-47

SALE:3:1: RE-RECORDED WITH STAMPS (08126-999)

SALE:2:1: $.70 STAMPS - ONE AND THE SAME

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/629	8/03/2021	WD	Q	I	01	490,000
GRANTOR: RIMROCK DEVELOPMENT L						
GRANTEE: JAA INVESTMENT PROP						
1178/1129	8/04/2009	WD	Q	I	01	415,000
GRANTOR: WESTFIELD INVESTMENT						
GRANTEE: RIMROCK DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N25 W80 S25 E80$ BAS= W80 S45 E30 AOF= E10 N21 W10 S21$ N21 E10 S21 E40 N45$.

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/30/2017 BY DF Total Acres: 1.16 Total Land Value: 138,955 Market: 0 Agricultural: 0 Common: 138,955 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SEC, RUN W ALONG
105.70 FT TO E R/W OF SR-47, S A
R/W SR-47 444.35 FT FOR POB, E 2

JAA INVESTMENT PROPERTIES, LLC
312 SW PILOTS WAY
LAKE CITY, FL 32024

2027

07-4S-17-08127-002

BUILDING CHARACTERISTICS

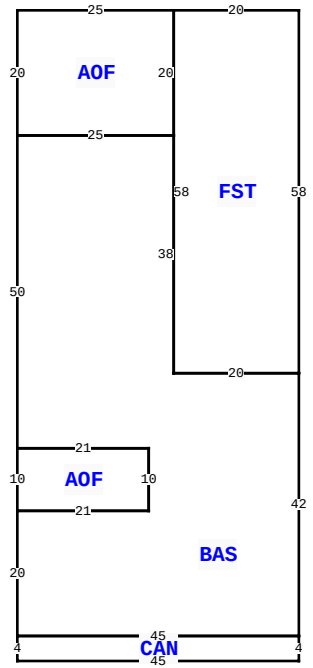
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	210	110		231	6,219
AOF	500	110		550	14,806
BAS	2,630	100		2,630	70,800
CAN	180	30		54	1,454
FST	1,160	50		580	15,614
TOTALS	4,680			4,045	108,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7300	04	4,045	107.6741	53.84	217,783	1991	1991	0	0	0	50.00	50.00

3 SER/SALES 0% - 2022 Heated Area: 3340 HX Base Yr



637 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 1

VALUATION SUMMARY

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ASSESSED VALUE	395,107
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,107
TOTAL JUST VALUE	395,107
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	395,107

SALE:1:1: CERT OF TITLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1444/629	8/03/2021	WD	Q	I	01	490,000
GRANTOR: RIMROCK DEVELOPMENT L						
GRANTEE: JAA INVESTMENT PROP						
1178/1129	8/04/2009	WD	Q	I	01	415,000
GRANTOR: WESTFIELD INVESTMENT						
GRANTEE: RIMROCK DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N42 FST= N58 W20 AOF= W25 S20 E25 N20$ S58 E20$ W20 N38 W25 S50 AOF= S10 E21 N10W21$ E21 S10 W21 S20 CAN= S4 E45 N4 W45$ E45 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/30/2017 BY DF Total Acres: 1.16 Total Land Value: 138,955 Market: 0 Agricultural: 0 Common: 138,955 PRINTED 11/16/2026 BY SYS