COMM SW COR OF NW1/4, RUN W 6.50
US-41 FOR POB, RUN N ALONG ALONG
E 376.52 FT, S 393.23 FT, W 448.

SOUTHEAST MILK, INC
1950 SW HIGHWAY 484
BELLEVIEW, FL 34420

2027

08-4S-17-08180-000

BUILDING CHARACTERISTICS

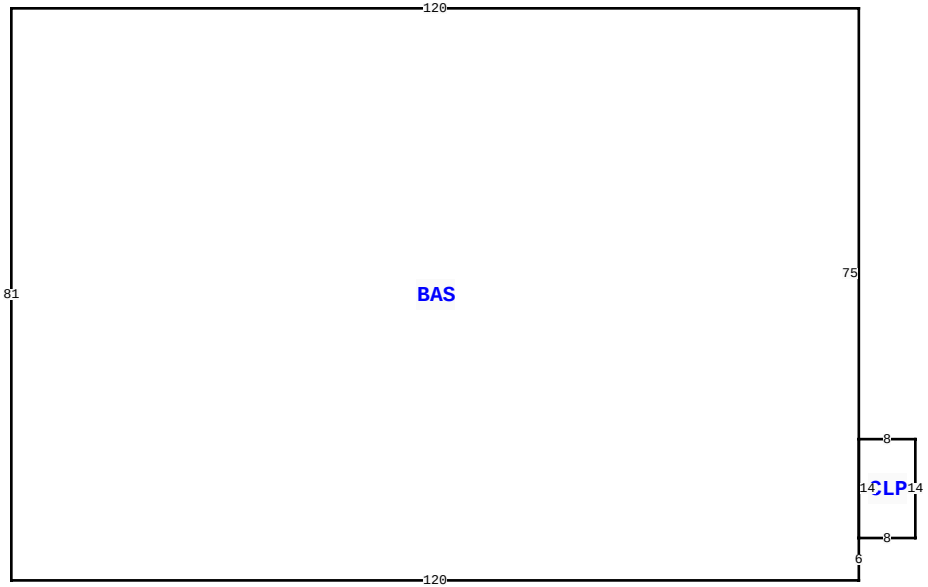
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	06	ENG CENTRL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		30 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	06	06
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,720	100		9,720	235,015
CLP	112	60		67	1,620
TOTALS	9,832			9,787	236,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8200	06	9,787	141.4017	53.73	525,856	1980	1980	0	5	0	50.00	45.00

1 WAREH DIST 0% - 2024 Heated Area: 9720 HX Base Yr



2333 SW MAIN BLVD, 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
1	0072	COOLER,COM	0	0	38	50	1.00	UT	26,960.00	26,960.00	50	0	0	3	50	13,480	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	11,000	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,300	
4	0260	PAVEMENT-A	0	0	0	0	16,500.00	UT	0.85	0.85	100	0	0	3	100	14,025	
5	0296	SHED METAL	0	0	12	14	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
6	0150	CLFENCE 8	0	0	0	0	1,800.00	UT	5.00	5.00	100	0	0	3	100	9,000	
7	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	1993	1993	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	497,654
TOTAL MARKET OB/XF VALUE	56,305
TOTAL LAND VALUE - MARKET	357,452
TOTAL MARKET VALUE	911,411
SOH/AGL Deduction	0
ASSESSED VALUE	911,411
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	911,411
TOTAL JUST VALUE	911,411
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	911,411

XFOB:1:1: WALK IN REFRIGERATION AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050766	Remodel	15,000	09/09/2024
000048061	Roof Replacement	139,799	09/08/2023
34387	M H	190	08/26/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/1782	7/26/2023	WD	Q	I	05	1,500,000

GRANTOR: A-B DISTRIBUTORS INC

GRANTEE: SOUTHEAST MILK, INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W120 S81 E120 N6 CLP= E8 N14 W8 S14$ N75$.

LAND DESCRIPTION

TOTAL OB/XF 56,305

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	4800	C	WAREHOUSE	0		CI	0.00	0.00	162,478.00	SF		1.00	1.00	0.80	2.75	2.20	357,452							

REVIEW DATE 04/15/2026 BY robin Total Acres: 3.73 Total Land Value: 357,452 Market: 0 Agricultural: 0 Common: 357,452 PRINTED 11/16/2026 BY SYS

COMM SW COR OF NW1/4, RUN W 6.50
US-41 FOR POB, RUN N ALONG ALONG
E 376.52 FT, S 393.23 FT, W 448.

SOUTHEAST MILK, INC
1950 SW HIGHWAY 484
BELLEVIEW, FL 34420

2027

08-4S-17-08180-000

BUILDING CHARACTERISTICS

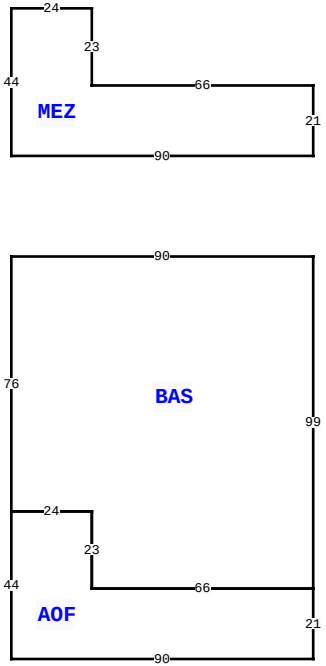
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	06	ENG CENTRL 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	03	MASONRY 100
Story Height		22 100
RMS		3 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	02	02 100
Quality	06	06
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,442	150		3,663	76,434
BAS	8,358	100		8,358	174,402
MEZ	2,442	20		488	10,183
TOTALS	13,242			12,509	261,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8200	06	12,509	122.0201	46.37	580,042	1973	1973	0	5	0	50.00	45.00

2 WAREH DIST 0% - 2024 Heated Area: 10800 HX Base Yr



2333 SW MAIN BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	911,411
TOTAL JUST VALUE	911,411
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	911,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/1782	7/26/2023	WD	Q	I	05	1,500,000

GRANTOR: A-B DISTRIBUTORS INC

GRANTEE: SOUTHEAST MILK, INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W90 S76 AOF= S44 E90 N21 W66 N23 W24$ E24 S23 E66 N99$
PTR=N30 MEZ= N21 W66 N23 W24 S44 E90$ S30$.

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 04/15/2026 BY robin Total Acres: 3.73 Total Land Value: 357,452 Market: 0 Agricultural: 0 Common: 357,452 PRINTED 11/16/2026 BY SYS