

COMM SW COR OF NW1/4 OF NW1/4, R
TO E R/W US-41, N ALONG R/W 615
N 178.02 FT, E 180.59 FT, S 173.

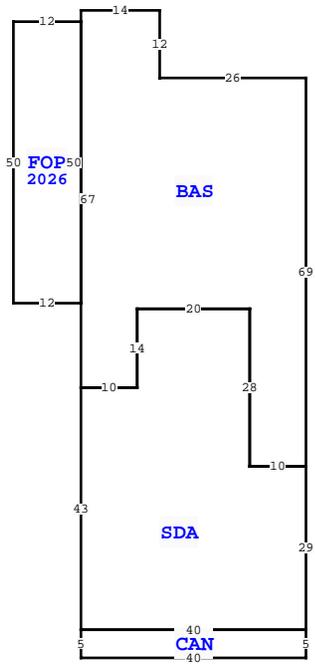
HOLLY ELECTRIC INC
P O BOX 2266
LAKE CITY, FL 32056

2026

08-4S-17-08184-004

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|------------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 25 | MOD METAL 80 | |
| Exterior Wall | 19 | COMMON BRK 20 | |
| Roof Structure | 10 | STEEL FRME 100 | |
| Roof Cover | 12 | MODULAR MT 100 | |
| Interior Wall | 01 | MINIMUM 100 | |
| Interior Floor | 03 | CONC FINSH 100 | |
| Ceiling | 03 | PART.FIN. 100 | |
| Air Condition | 01 | NONE 100 | |
| Heating Type | 01 | NONE 100 | |
| Plumbing | 4 | 100 | |
| Frame | 05 | STEEL 100 | |
| Story Height | | 12 100 | |
| RMS | | 5 100 | |
| Stories | 1. | 1. 100 | |
| Units | | 0 100 | |
| Condition Adj | 03 | 03 100 | |
| Quality | 05 | 05 | |
| DOR CODE | 4800 | WAREHOUSE/DISTRB | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 8417.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,228 | 100 | |
| CAN | 200 | 30 | |
| FOP | 600 | 25 | 2026 |
| SDA | 1,860 | 185 | |
| TOTALS | 4,888 | | |
| | | | 5,879 |
| | | | 152,930 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|-------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | PREF M B A | 0% - 0 | | | | | | | | | | Heated Area: 4088 | |
| | | | | | | | | | | | | HX Base Yr | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|--|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 152,930 |
| TOTAL MARKET OB/XF VALUE | | | 21,395 |
| TOTAL LAND VALUE - MARKET | | | 86,520 |
| TOTAL MARKET VALUE | | | 260,845 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 260,845 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 260,845 |
| TOTAL JUST VALUE | | | 260,845 |
| NCON VALUE | | | 4,402 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 253,075 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| 2174 | COMMERCIAL | 1,264 | 08/27/2001 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1376/0534 | 12/31/2018 | WD | Q | I | 01 | 285,000 |
| GRANTOR: GARY N WEST TRUSTEE | | | | | | |
| GRANTEE: HOLLY ELECTRIC INC | | | | | | |
| 0915/0283 | 11/13/2000 | WD | Q | V | | 89,000 |
| GRANTOR: WILLIAM STRICHER TRUS | | | | | | |
| GRANTEE: JAMES N WEST TRUSTE | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | | |
|--------------------|------------|-------------|-----|-----|---|---|-----------|----|--------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | 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 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 48.00 | UT | 3.50 | 3.50 | 100 | 2001 | 2001 | 3 | 100 | 168 | |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 970.00 | UT | 1.50 | 1.50 | 100 | 2001 | 2001 | 3 | 100 | 1,455 | |
| 3 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 21,413.00 | UT | 0.90 | 0.90 | 100 | 2001 | 2001 | 3 | 100 | 19,272 | |
| 4 | 0060 | CARPORT F | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2026 | 2025 | | 100 | 500 | |
| TOTAL OB/XF | | | | | | | | | | | | | | | | 21,395 | |

| BUILDING NOTES | | | |
|----------------|--|--|--|
| | | | |

| BUILDING DIMENSIONS | | | |
|---|--|--|--|
| BAS=[ORIG=0,0] W26 N12 W14 S67 E10 N14 E20 S28 E10 N69 \$ | | | |
| SDA=[ORIG=-40,55] S43 E40 N29 W10 N28 W20 S14 W10 \$ | | | |
| CAN=[ORIG=-40,98] S5 E40 N5 W40 \$ | | | |
| POP=[YR=2026;ORIG=-52,-10] E12 S50 W12 N50 \$ | | | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 178.00 | 195.00 | 34,608.00 | SF | | 1.00 | 1.00 | 1.00 | 2.50 | 2.50 | 86,520 | | | | | | | |