BLOCK 87 IN COLUMBIA CITY & BLOC
CITY & THAT PORTION OF DOWLING S
ON PB "B" PG 7) LYING E OF & ADJ

UN BEL REGALO II, LLC
8144 CHADBOURNE RD
DALLAS, TX 75209

2027

10-5S-16-03549-000

BUILDING CHARACTERISTICS

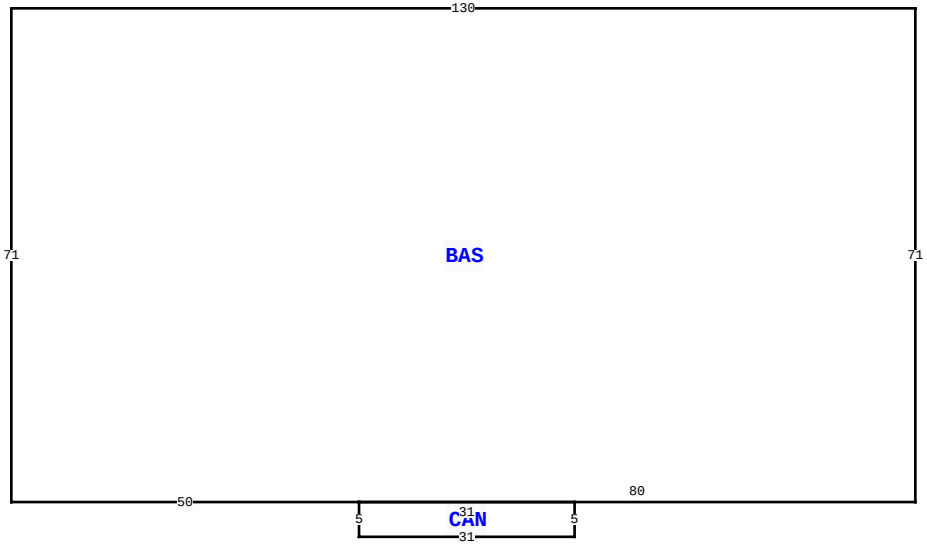
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	18	CEMENT BRK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
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	1100	STORES/1 STORY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,230	100		9,230	521,179
CAN	155	30		46	2,597
TOTALS	9,385			9,276	523,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	9,276	107.2625	60.07	557,209	2017	2017	0	0	0	6.00	94.00

3 STORE DISC 0% - 0 Heated Area: 9230 HX Base Yr



6171 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	523,776
TOTAL MARKET OB/XF VALUE	36,109
TOTAL LAND VALUE - MARKET	117,612
TOTAL MARKET VALUE	677,497
SOH/AGL Deduction	0
ASSESSED VALUE	677,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	677,497
TOTAL JUST VALUE	677,497
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	677,497

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35767	COMMERCIAL	2,172	09/07/2017
35680	DEMOLISH	75	08/11/2017
14333	REMODEL	60	07/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/133	4/15/2026	WD	U	I	37	365,300
GRANTOR: STICE-HILL HOLDINGS L						
GRANTEE: UN BEL REGALO II, L						
1342/0697	8/08/2017	WD	Q	I	03	180,000
GRANTOR: GLENN I JR & CHRISTIN						
GRANTEE: STICE-HILL HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W130 S71 E50 CAN= S5 E31 N5 W31$ E80 N71$.

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	12,900.00	UT	1.60	1.60	100	2017	2017	3	100	20,640	
2	0166	CONC,PAVMT	0	0	0	0	930.00	UT	2.25	2.25	100	2017	2017	3	100	2,093	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0164	CONC BIN	0	0	0	0	216.00	UT	11.00	11.00	100	2017	2017	3	100	2,376	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 36,109

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	1100	C	STORE 1FLR	0		CI	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	1.35	1.35	58,806							
2	1100	C	STORE 1FLR	0		A-1	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	1.35	1.35	58,806							

REVIEW DATE 09/10/2026 BY TP Total Acres: 2.00 Total Land Value: 117,612 Market: 0 Agricultural: 0 Common: 117,612 PRINTED 11/16/2026 BY SYS