5 AC IN NW COR LYING WEST OF SR-

WD 1332-2418, WD 1566-367

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

2027

14-5S-15-00461-000

BUILDING CHARACTERISTICS

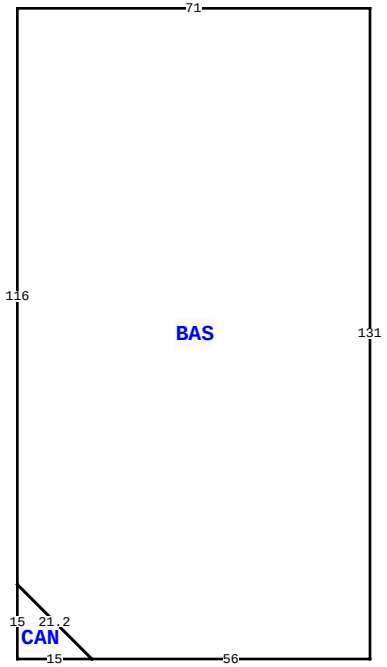
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	18	CEMENT BRK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		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 02
NEIGHBORHOOD/LOC	14515.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,189	100		9,189	518,864
CAN	113	30		34	1,919
TOTALS	9,302			9,223	520,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	9,223	107.2625	60.07	554,026	2017	2017	0	0	0	6.00	94.00

1 STORE DISC 0% - 0 Heated Area: 9189 HX Base Yr



11346 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
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	520,784
TOTAL MARKET OB/XF VALUE	48,471
TOTAL LAND VALUE - MARKET	185,000
TOTAL MARKET VALUE	754,255
SOH/AGL Deduction	0
ASSESSED VALUE	754,255
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	754,255
TOTAL JUST VALUE	754,255
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	754,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35204	COMMERCIAL	2,204	04/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/367	4/14/2026	WD	U	I	11	100
GRANTOR: THE GRAND POOH-BAH LL						
GRANTEE: UN BEL REGALO II, L						
1332/2418	3/15/2017	WD	Q	V	03	150,700
GRANTOR: KEITH TERRY						
GRANTEE: THE GRAND POOH-BAH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W71 S116 CAN= S15 E15 U15 L15 $ D15 R15 E56 N131$.

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	23,700.00	UT	1.60	1.60	100	2017	2017	3	100	37,920	
2	0166	CONC,PAVMT	0	0	0	0	2,300.00	UT	2.25	2.25	100	2017	2017	3	100	5,175	
3	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	3,000	
4	0164	CONC BIN	0	0	12	18	216.00	UT	11.00	11.00	100	2017	2017	3	100	2,376	

LAND DESCRIPTION

TOTAL OB/XF 48,471

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	37,000.00	37,000.00	185,000							

REVIEW DATE 11/14/2017 BY CP Total Acres: 5.00 Total Land Value: 185,000 Market: 0 Agricultural: 0 Common: 185,000 PRINTED 11/16/2026 BY SYS