

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 50
Exterior Wall	25	MOD METAL 50
Roof Structure	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		14 100
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	06
NEIGHBORHOOD/LOC	17417.030 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	9,360	100
CAN	350	30
TOTALS	9,710	9,465

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	STORE DISC	0%	- 2023									Heated Area: 9360 HX Base Yr		

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			441,829
TOTAL MARKET OB/XF VALUE			44,609
TOTAL LAND VALUE - MARKET			76,230
TOTAL MARKET VALUE			562,668
SOH/AGL Deduction			0
ASSESSED VALUE			562,668
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			562,668
TOTAL JUST VALUE			562,668
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			560,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
025397	COMMERCIAL	940	01/12/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/2431	11/07/2022	WD U		I	37	1,375,000
GRANTOR: LAKE CITY DG I, LLC						
1318/2095	7/08/2016	WD U		I	37	960,000
GRANTOR: MUGGRIDGE & WIMBERLY						
GRANTEE: LAKE CITY DG I, LLC						

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	0166	CONC, PAVMT	0	0	0	0	904.00	UT	3.00	3.00	100	2007	2007	3	100	2,712	
2	0260	PAVEMENT-A	0	0	0	0	20,312.00	UT	1.85	1.85	100	2007	2007	3	100	37,577	
3	0164	CONC BIN	0	0	20	18	360.00	UT	12.00	12.00	100	2008	2008	3	100	4,320	

TOTAL OB/XF															44,609
3118 SW MAIN BLVD, LAKE CITY															

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W130 S72 E40 CAN= S7 E50 N7 W50S E90 N72S.														

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	1100	C	STORE 1FLR	0		00	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	1.75	1.75	76,230							