COMM INTERS OF W LINE OF SEC &
SW R/W I-75, RUN SE ALONG R/W
73.07 FT FOR POB, CONT SE

BOTTLING GROUP LLC
C/O GEORGE MCELROY & ASSOC, 1412 MAIN STREET
DALLAS, TX 75202-5048

2027

19-4S-17-08558-001

BUILDING CHARACTERISTICS

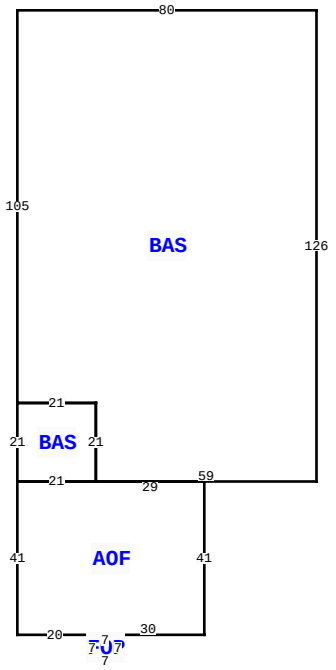
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	05	AVERAGE 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 80
Roof Cover	03	COMP SHNGL 20
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		12 100
Frame	05	STEEL 100
Story Height		25 100
RMS		9 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2900	WHOLESALE OUTLET
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,050	150		3,075	66,912
BAS	441	100		441	9,596
BAS	9,639	100		9,639	209,745
FOP	49	25		12	261
TOTALS	12,179			13,167	286,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8200	06	13,167	114.5376	43.52	573,028	1979	1979	0	0	0	50.00	50.00

1 WAREH DIST 0% - 0 Heated Area: 12130 HX Base Yr



619 SW ARROWHEAD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	39,200.00	39,200.00	75	0	0	3	75	29,400	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	8,000.00	8,000.00	75	0	0	3	75	6,000	
3	0253	LIGHTING	0	0	0	0	7.00	UT	500.00	500.00	75	2008	2008	3	75	2,625	
4	0296	SHED METAL	0	0	12	24	2.00	UT	1,200.00	1,200.00	75	2008	2008	3	75	1,800	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	286,514
TOTAL MARKET OB/XF VALUE	40,625
TOTAL LAND VALUE - MARKET	272,000
TOTAL MARKET VALUE	599,139
SOH/AGL Deduction	0
ASSESSED VALUE	599,139
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	599,139
TOTAL JUST VALUE	599,139
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	599,139

LAND:1:1: TRIANGULAR SHAPE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31698	ADDN COMM	1,050	01/21/2014
24934	REMODEL	210	08/31/2006
12180	ADDN COMM	420	02/20/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0878/1311	2/09/1999	WD	Q	I	01	209,500
GRANTOR: CSD SAWGRASS INC						
GRANTEE: BOTTLING GROUP LLC						
0864/0763	6/23/1998	SW	Q	I	01	209,500
GRANTOR: GENERAL CINEMA BEVERA						
GRANTEE: CSD SAWGRASS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S105 BAS= S21 E21 N21 W21$ E21 S21 AOF= W21 S41E20 FOP= S7 E7 N7 W7 $ E30 N41W29$ E59 N126$.

LAND DESCRIPTION

TOTAL OB/XF 40,625

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	2900	C	WHOLESALER	0		ILW	800.00	220.00	4.00	AC		1.00	1.00	0.85	80,000.00	68,000.00	272,000							

REVIEW DATE 03/09/2026 BY JB Total Acres: 4.00 Total Land Value: 272,000 Market: 0 Agricultural: 0 Common: 272,000 PRINTED 11/16/2026 BY SYS