LOTS 3 THRU 5 & PART OF LOT 6
CANNON CREEK CENTER MORE
FULLY DESC IN ORB 835-1165 &

TRIPLE P DISTRIBUTING CO INC
DBA: NORTH FLORIDA SALES, 3601 REGENT BLVD
JACKSONVILLE, FL 32224

2027

19-4S-17-08558-103

BUILDING CHARACTERISTICS

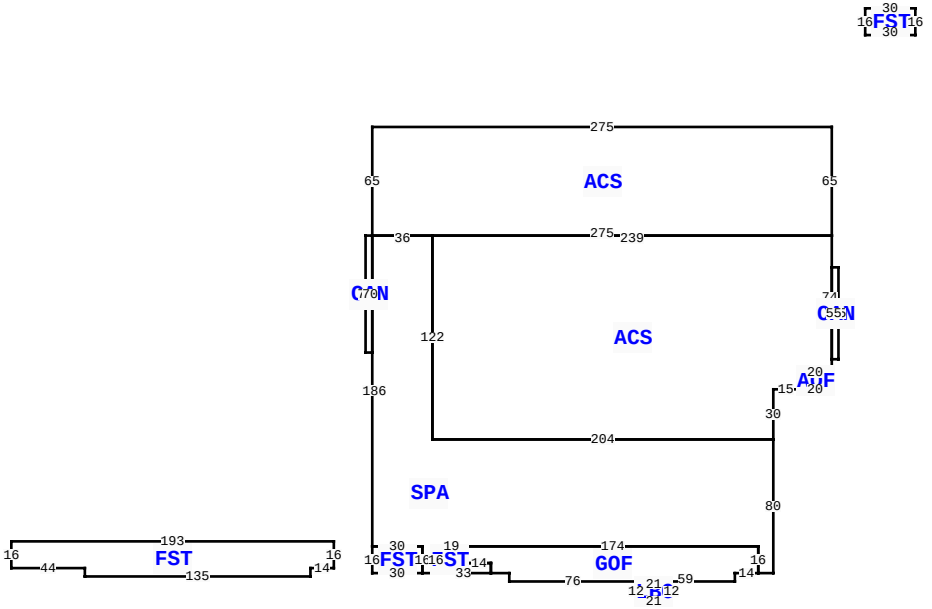
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	01	NONE 100
Plumbing		10 100
Frame	03	MASONRY 100
Story Height		27 100
RMS		14 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	09	09
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
ACS	17,875	110		19,662	769,236
ACS	27,908	110		30,699	1,201,037
AOF	200	150		300	11,737
CAN	220	30		66	2,582
CAN	280	30		84	3,286
FST	388	70		272	10,641
FST	480	70		336	13,146
FST	480	70		336	13,146
FST	3,763	70		2,634	103,050
GOF	3,375	185		6,244	244,284
TOTALS	75,245			81,123	3,173,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8200	06	81,123	163.4304	62.10	5,037,738	1998	1998	0	0	0	37.00	63.00

1 WAREH DIST 0% - 0 Heated Area: 69634 HX Base Yr



** This building has 12 Sub-Areas

467 SW RING CT, 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	101,420.00	UT	0.90	0.90	100	1997	1997	3	100	91,278	
2	0166	CONC,PAVMT	0	0	0	0	10,060.00	UT	1.50	1.50	100	1997	1997	3	100	15,090	
3	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	0	0	3	100	4,000	
4	0150	CLFENCE 8	0	0	0	0	2,384.00	UT	4.30	4.30	100	0	0	3	100	10,251	
5	0295	SPKLR SYS	0	0	0	0	8,738.00	UT	1.00	1.00	100	0	0	3	100	8,738	
6	0320	WATER TRMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	40,000	
7	0166	CONC,PAVMT	0	0	14	32	448.00	UT	2.00	2.00	100	2004	2004	3	100	896	

LAND DESCRIPTION

TOTAL OB/XF 170,253

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	4800	C	WAREHOUSE	0		ILW	0.00	0.00	9.17	AC		1.00	1.00	0.85	80,000.00	68,000.00	623,560							

REVIEW DATE 03/20/2026 BY TP Total Acres: 9.17 Total Land Value: 623,560 Market: 0 Agricultural: 0 Common: 623,560 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,288,561
TOTAL MARKET OB/XF VALUE	170,253
TOTAL LAND VALUE - MARKET	623,560
TOTAL MARKET VALUE	4,082,374
SOH/AGL Deduction	0
ASSESSED VALUE	4,082,374
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,082,374
TOTAL JUST VALUE	4,082,374
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,082,374

SALE:1:1: LOTS 3 THRU 5 & PART OF LOT 6

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047926	Roof Replacement	36,900	08/18/2023
22284	COMMERCIAL	8,837	09/02/2004
13046	COMMERCIAL	8,525	09/11/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0917/2214	2/21/1997	WD	Q	V		100
GRANTOR: RING POWER CORP (CORR						
GRANTEE: TRIPLE P DISTRIBUTI						
0835/1165	2/21/1997	WD	Q	V		204,800
GRANTOR: RING POWER CORP						
GRANTEE: TRIPLE P DISTRIBUTI						

BUILDING NOTES

BUILDING DIMENSIONS

ACS=[ORIG=0,0] W239 S122 E204 N30 E15 N10 E20 N8 N74 $
SPA=[ORIG=-239,0] W36 S186 E30 S16 E8 N16 E19 E174 S16 E9 N80 W204 N122 $
ACS=[ORIG=0,0] N65 W275 S65 E275 $
PTR=[ORIG=0,0] N120 E50 S120 W50 $
FST=[ORIG=-312,204] N5 E14 N16 W193 S16 E44 S5 E135 $
GOF=[ORIG=-218,186] S10 E14 S6 E11 S5 E76 E59 N5 E14 N16 W174 $
FST=[ORIG=-275,186] S16 E30 N16 W30 $
FST=[ORIG=50,-120] N16 W30 S16 E30 $
FST=[ORIG=-237,202] E33 N6 W14 N10 W19 S16 $
CAN=[ORIG=-275,0] W4 S70 E4 N70 $

LOTS 3 THRU 5 & PART OF LOT 6
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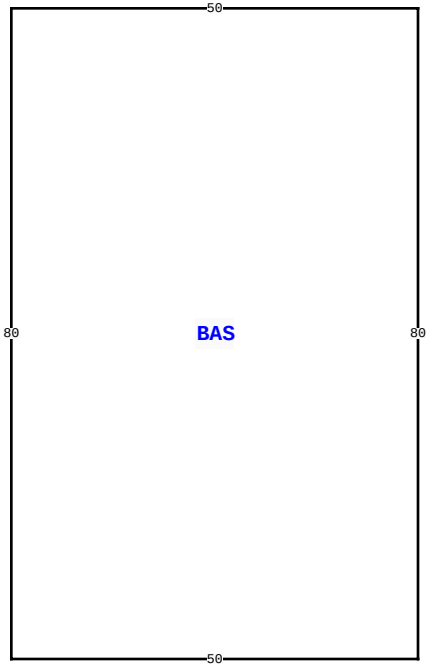
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,000	100		4,000	114,786
TOTALS	4,000			4,000	114,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	4,000	119.8704	45.55	182,200	1998	1998	0	0	0	37.00	63.00

2 WAREH STOR 0% - 0 Heated Area: 4000 HX Base Yr



467 SW RING CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL JUST VALUE	4,082,374
NCON VALUE	0
INCOME VALUE	
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GRANTOR: RING POWER CORP						
GRANTEE: TRIPLE P DISTRIBUTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S80 E50 N80$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/20/2026 BY TP Total Acres: 9.17 Total Land Value: 623,560 Market: 0 Agricultural: 0 Common: 623,560 PRINTED 11/17/2026 BY SYS