

COMM SE COR SEC 25-4S-16, N ALON  
 572.89 FT, W 134.88 FT, N 25.09  
 299.96 FT TO E R/W LINE SR-47, S

REALTY INCOME PROPERTIES 13, LLC  
 ATTN: PM DEPT #4427, 11995 EL CAMINO REAL  
 SAN DIEGO, CA 92130

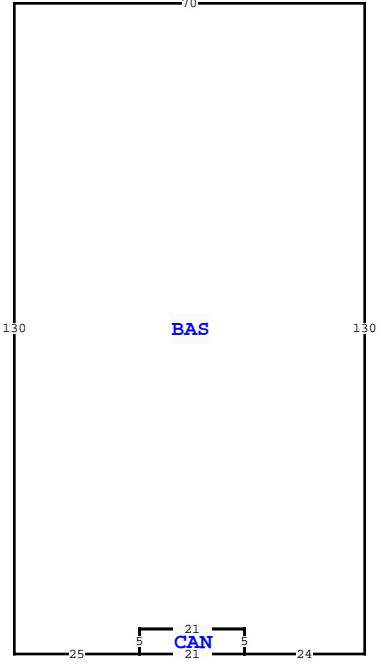
2026

30-4S-17-08901-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 90	
Exterior Wall	18	CEMENT BRK 10	
Roof Structure	09	RIDGE FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	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		12 100	
RMS		0 100	
Stories	1.	1. 100	
Units		0 100	
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	8,995	100	
CAN	105	30	
TOTALS	9,100		
TOTALS		9,027	427,967

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%	- 0									Heated Area: 8995 HX Base Yr	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				427,967		
TOTAL MARKET OB/XF VALUE				43,040		
TOTAL LAND VALUE - MARKET				236,858		
TOTAL MARKET VALUE				707,865		
SOH/AGL Deduction				30,848		
ASSESSED VALUE				677,017		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				677,017		
TOTAL JUST VALUE				707,865		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				615,470		
SALE:1:1: MULTI-PARCEL SALE 280 ACRES TOTAL						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000047129	Electrical Servic	0	05/03/2023			
027960	COMMERCIAL	3,241	07/21/2009			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/1895	1/24/2014	WD	U	I	37	1,635,200
GRANTOR: DOLGENCORP LLC						
GRANTEE: REALTY INCOME PROPE						
1254/2239	5/03/2013	QC	U	I	11	100
GRANTOR: RETAIL PROPERTY INVES						
GRANTEE: DOLGENCORP LLC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W70 S130 E25 N5 E21 S5 CAN= N5 W21 S5 E21\$ E24 N130\$.						

EXTRA FEATURES														4549 SW STATE ROAD 47 , LAKE CITY		
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	2,136.00	UT	2.25	2.25	100	2009	2009	3	100	4,806	
2	0260	PAVEMENT-A	0	0	0	23,896.00	UT	1.60	1.60	100	2009	2009	3	100	38,234	
TOTALS																
TOTAL OB/XF 43,040																

LAND DESCRIPTION														TOTAL OB/XF 43,040										
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		A-1	0.00	0.00	63,162.00	SF		1.00	1.00	0.75	5.00	3.75	236,858							