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

2027

30-4S-17-08901-001

BUILDING CHARACTERISTICS

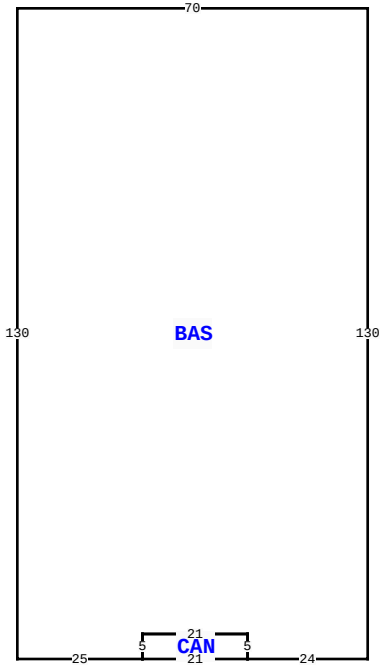
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	18	CEMENT BRK 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,995	100		8,995	426,450
CAN	105	30		32	1,517
TOTALS	9,100			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
3600	04	9,027	100.7820	56.44	509,484	2009	2009	0	0	0	16.00	84.00

1 STORE DISC 0% - 0 Heated Area: 8995 HX Base Yr



4549 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0166	CONC,PAVMT	0	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	0	23,896.00	UT	1.60	1.60	100	2009	2009	3	100	38,234	

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	0
ASSESSED VALUE	707,865
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	707,865
TOTAL JUST VALUE	707,865
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	707,865

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$.

LAND DESCRIPTION

TOTAL OB/XF 43,040

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	63,162.00	SF		1.00	1.00	0.75	5.00	3.75	236,858							

REVIEW DATE 07/06/2017 BY DF Total Acres: 1.45 Total Land Value: 236,858 Market: 0 Agricultural: 0 Common: 236,858 PRINTED 11/16/2026 BY SYS