

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	25	MOD METAL	90		
Exterior Wall	19	COMMON BRK	10		
Roof Structure	10	STEEL FRME	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	01	MINIMUM	100		
Interior Floor	03	CONC FINSH	100		
Ceiling	03	PART.FIN.	100		
Air Condition	01	NONE	100		
Heating Type	01	NONE	100		
Plumbing	3	100			
Frame	05	STEEL	100		
Story Height		15	100		
RMS		3	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	31317.060 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	144	150		216	5,032
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BAS	936	100		936	21,805
CAN	160	30		48	1,118
SDA	1,016	185		1,880	43,796
TOTALS	2,400			3,296	76,784

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8700	06	3,296	94.3280	35.84	118,129	1999	1999	0	0	35.00	65.00
1 PREF M B A 0% - 0 Heated Area: 2240 HX Base Yr											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			76,784
TOTAL MARKET OB/XF VALUE			4,872
TOTAL LAND VALUE - MARKET			48,000
TOTAL MARKET VALUE			129,656
SOH/AGL Deduction			8,526
ASSESSED VALUE			121,130
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			121,130
TOTAL JUST VALUE			129,656
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			110,118
LAND:1:1: 0.24 AC			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15369	COMMERCIAL	325	04/12/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0875/1930	3/02/1999	WD	Q	V		35,000

GRANTOR: WESTFIELD GROUP  
GRANTEE: HERITAGE OPERATIN L

EXTRA FEATURES		189 SW MIDTOWN PL, 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	3,248.00	UT	1.50	1.50	100	1999	1999	3	100	4,872	

LAND DESCRIPTION		TOTAL OB/XF												4,872										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		CI	0.00	0.00	1.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	48,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 AOF= W12 AOF= W12 SDA= W17 S40 E29 N28 W12 N12\$ S12 E12 N12\$ S12 E12 N12\$ S12 W12 S28 CAN= W13 S4 E40 N4 W27\$ E27 N40\$.	

LAND DESCRIPTION		TOTAL OB/XF												4,872										
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1	1100	C	STORE 1FLR	0		CI	0.00	0.00	1.00	LT		1.00	1.00	0.80	60,000.00	48,000.00	48,000							