

BEG SW COR OF NE1/4 OF SW1/4, RU  
 FT, NE 779.48 FT FOR POB, RUN NE  
 SE 101.34 FT, SW 201.80 FT, NW 1

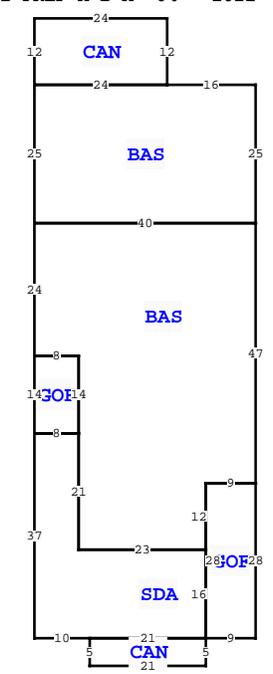
SPIRIT MASTER FUNDING X LLC  
 PO BOX 130206  
 DALLAS, TX 75313

**2026**

31-3S-17-06262-005  


ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 90
Exterior Wall	31	VINYL SID 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	4	100
Frame	05	STEEL 100
Story Height		18 100
RMS		5 100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8700	06	4,991	102.0534	40.82	203,733	1986	1990	0	0	40.00	60.00		
1 PREF M B A 0% - 2021 Heated Area: 4000 HX Base Yr													



Quality	05	05			
DOR CODE	1100 STORES/1 STORY				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	31317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	24,492
BAS	1,972	100		1,972	48,298
CAN	105	30		32	784
CAN	288	30		86	2,107
GOF	112	185		207	5,070
GOF	252	185		466	11,413
SDA	664	185		1,228	30,076
TOTALS	4,393			4,991	122,240

462 SW ARLINGTON BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
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	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,080	
2	0166	CONC,PAVMT	0	0	0	0	7,054.00	UT	2.00	2.00	50	2002	2002	3	50	7,054	

TOTAL OB/XF 8,134

LAND DESCRIPTION																								
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		CG	210.00	100.00	21,000.00	SF		1.00	1.00	1.00	1.00	1.00	21,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	122,240		
TOTAL MARKET OB/XF VALUE	8,134		
TOTAL LAND VALUE - MARKET	21,000		
TOTAL MARKET VALUE	151,374		
SOH/AGL Deduction	0		
ASSESSED VALUE	151,374		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	151,374		
TOTAL JUST VALUE	151,374		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	145,265		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20158	ADDN COMM	213	11/19/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/1764	11/03/2020	WD	U	I	37	833,700
GRANTOR: CITY ELECTRIC SUPPLY						
GRANTEE: SPIRIT MASTER FUNDI						
1284/2244	11/11/2014	QC	U	I	30	100
GRANTOR: YORKRIDGE INVESTMENT						
GRANTEE: CITY ELECTRIC SUPPL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W16 CAN= N12 W24 S12 E24\$ W24 S25 E40 BAS= W40 S24 GOF= S14 E8 N14 W8\$ E8 S14 SDA= W8 S37 E10 CAN= S5 E21 N5 W21\$ E21 GOF= E9 N28 W9 S28\$ N16 W23 N21\$ S21 E23 N12 E9 N47\$ N25\$.