

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

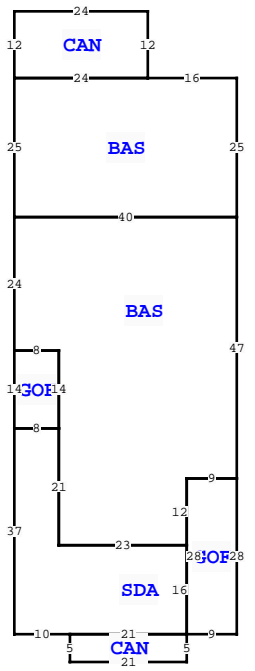
SPIRIT MASTER FUNDING X LLC
 PO BOX 130206
 DALLAS, TX 75313

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
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
BAS	1,000	100	
BAS	1,972	100	
CAN	105	30	
CAN	288	30	
GOF	112	185	
GOF	252	185	
SDA	664	185	
TOTALS	4,393		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	PREF M B A	0%	- 2021								
Heated Area: 4000						HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		116,131	
TOTAL MARKET OB/XF VALUE		8,134	
TOTAL LAND VALUE - MARKET		42,000	
TOTAL MARKET VALUE		166,265	
SOH/AGL Deduction		6,474	
ASSESSED VALUE		159,791	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		159,791	
TOTAL JUST VALUE		166,265	
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						

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	

462 SW ARLINGTON BLVD, LAKE CITY
 BLD DATE
 XF DATE
 INC DATE
 LGL DATE
 LAND DATE
 AG DATE
 05/12/2026 MLU

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\$.

LAND DESCRIPTION															TOTAL OB/XF									
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	2.00	2.00	42,000							