

COMM NE COR OF SW1/4 OF NE1/4, R
 FT FOR POB, CONT W 232.85 FT. S
 26 DEG W 98.17 FT TO N R/W OF US

REALTY INCOME PROPERTIES 13 LLC
 ATTN: P M DEPT #4427, 11995 EL CAMINO REAL
 SAN DIEGO, CA 92130-2565

2026

33-3S-16-02436-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 70	
Exterior Wall	18	CEMENT BRK 30	
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		16 100	
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	33316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	9,230	100	
TOTALS	9,230		9,230 465,735

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3	STORE DISC	0%	0									Heated Area: 9230 HX Base Yr	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>													
TOTALS	9,230		9,230									465,735	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			465,735	
TOTAL MARKET OB/XF VALUE			24,931	
TOTAL LAND VALUE - MARKET			368,953	
TOTAL MARKET VALUE			859,619	
SOH/AGL Deduction			0	
ASSESSED VALUE			859,619	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			859,619	
TOTAL JUST VALUE			859,619	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			809,428	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27630	COMMERCIAL	3,666	02/12/2009
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SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/1907	1/24/2014	WD	U	I	37	1,718,000
GRANTOR: DOLGENCORP LLC						
GRANTEE: REALTY INCOME PROPE						
1208/2113	1/18/2011	QC	U	I	30	100
GRANTOR: RETAIL PROPERTY INVES						
GRANTEE: DOLGENCORP LLC						

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	0260	PAVEMENT-A	0	0	0	13,720.00	UT	1.60	1.60	100	2009	2009	3	100	21,952	
2	0166	CONC, PAVMT	0	0	0	1,324.00	UT	2.25	2.25	100	2009	2009	3	100	2,979	
TOTALS														24,931		

5087 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W130 S71 E130 N71S.	

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		CHI	0.00	0.00	52,707.60	SF		1.00	1.00	1.00	7.00	7.00	368,953							