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

2027

33-3S-16-02436-000

BUILDING CHARACTERISTICS

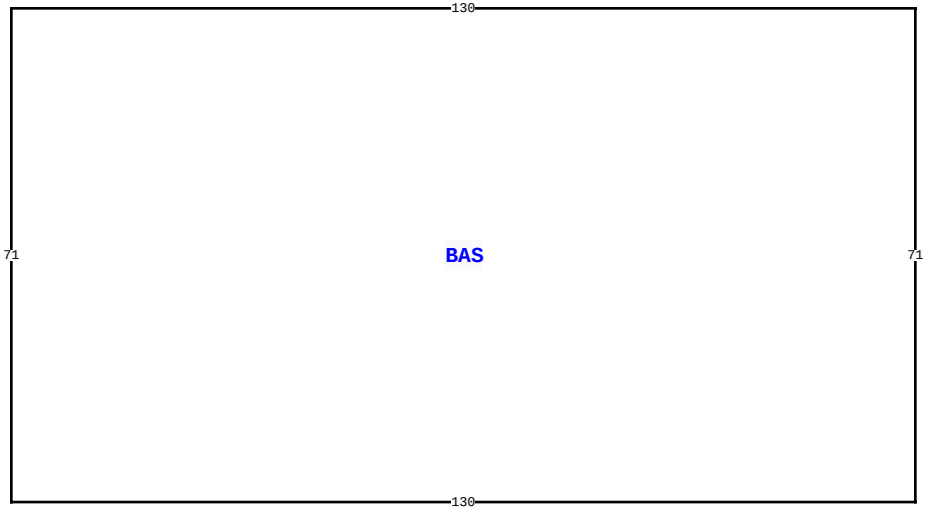
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	18	CEMENT BRK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,230	100		9,230	465,735
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
3600	04	9,230	107.2625	60.07	554,446	2009	2009	0	0	0	16.00	84.00

3 STORE DISC 0% - 0 Heated Area: 9230 HX Base Yr



5087 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0260	PAVEMENT-A	0	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	0	1,324.00	UT	2.25	2.25	100	2009	2009	3	100	2,979	

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	859,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27630	COMMERCIAL	3,666	02/12/2009
27630	COMMERCIAL	3,666	02/12/2009

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W130 S71 E130 N71$.

LAND DESCRIPTION

TOTAL OB/XF 24,931

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

REVIEW DATE 03/18/2026 BY JB Total Acres: 1.21 Total Land Value: 368,953 Market: 0 Agricultural: 0 Common: 368,953 PRINTED 11/16/2026 BY SYS