COMM AT SE COR OF EMERALD LAKES
3.21 FT TO W MAINT R/W OF NW BRO
DG E 767.71 FT, CONT S ALONG R/W

EXCAHNGERIGHT NET-LEASED ALL-CASH 9 DST
1055 E COLORADO BLVD, SUITE 310
PASADENA, CA 91106

2027

33-3S-16-02438-006

BUILDING CHARACTERISTICS

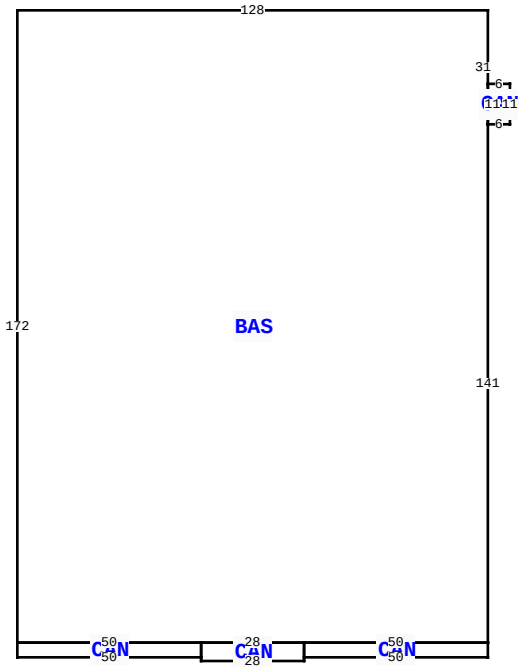
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
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	22,016	100		22,016	1,152,088
CAN	66	30		20	1,047
CAN	140	30		42	2,198
CAN	200	30		60	3,140
CAN	200	30		60	3,140
TOTALS	22,622			22,198	1,161,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8800	04	22,198	126.3973	56.88	1,262,622	2015	2015	0	0	0	8.00	92.00

1 PREF M B R 0% - 2025 Heated Area: 22016 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

5359 W US HIGHWAY 90 , LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,161,612
TOTAL MARKET OB/XF VALUE	269,588
TOTAL LAND VALUE - MARKET	644,868
TOTAL MARKET VALUE	2,076,068
SOH/AGL Deduction	0
ASSESSED VALUE	2,076,068
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,076,068
TOTAL JUST VALUE	2,076,068
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,076,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045692	Additions	200,000	10/18/2022
33033	COMMERCIAL	5,319	06/02/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/2492	10/13/2024	WD	U	I	35	6,828,000
GRANTOR: TRACTOR SUPPLY COMPAN						
GRANTEE: EXCAHNGERIGHT NET-L						
1294/0555	5/06/2015	WD	Q	V	01	925,000
GRANTOR: DANIEL CRAPPS & RICHA						
GRANTEE: TRACTOR SUPPLY CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W128 S172 CAN= S4 E 50 N4 W50$ E50 CAN= S5 E28 N5 W28$E28 CAN= S4 E50 N4 W50$ E50 N141 CAN= E6 N11 W6 S11$ N31$.

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	0295	SPKLR SYS	0	0	0	0	22,016.00	UT	1.75	1.75	100	2015	2015	3	100	38,528	
2	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2015	2015	3	100	6,000	
3	0150	CLFENCE 8	0	0	0	0	497.00	UT	10.00	10.00	100	2015	2015	3	100	4,970	
4	0166	CONC,PAVMT	0	0	0	0	92,540.00	UT	2.00	2.00	100	2015	2015	3	100	185,080	
5	0030	BARN,MT	0	0	25	50	1,250.00	UT	9.00	9.00	100	2015	2015	3	100	11,250	
6	0214	GRN HOUSE	0	0	66	30	1,980.00	UT	12.00	12.00	100	2023	2022		100	23,760	

LAND DESCRIPTION

TOTAL OB/XF 269,588

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		A-1	0.00	0.00	8.53	AC		1.00	1.00	1.20	63,000.00	75,600.00	644,868							

REVIEW DATE 12/19/2024 BY TP Total Acres: 8.53 Total Land Value: 644,868 Market: 0 Agricultural: 0 Common: 644,868 PRINTED 11/16/2026 BY SYS