

COMM NW COR OF SW1/4, RUN E 52.2
 LINE OF SW PINEMOUNT RD FOR POB,
 ALONG R/W 87.46 FT, NE 78.65 FT

CIRCLE K STORES INC
 2550 WEST TYVOLA RD
 CHARLOTTE, NC 28217

2026

34-3S-16-02465-010


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
																				VALUATION BY STANDARD Tax Group: 1 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,022,908 TOTAL MARKET VALUE 5,604 SOH/AGL Deduction 0 ASSESSED VALUE 5,604 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 5,604 TOTAL JUST VALUE 1,022,908 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 697,437																			
																				PERMIT NUM DESCRIPTION AMT ISSUED 000054323 Right-of-Way Acce 10/27/2025																			
																				SALES DATA OFF RECORD Number DATE TYPE INST Q U / V I / RSN CD SALE PRICE 1568/97 4/27/2026 WD Q V 01 1,600,000 GRANTOR: THE LITTLE POND FARM GRANTEE: CIRCLE K STORES INC 1422/2582 10/26/2020 WD U V 11 100 GRANTOR: HOWARD & JEANNE VAN A GRANTEE: THE LITTLE POND FAR																			
DOR CODE 6600 GROVES, ORCHRD										BLD DATE										LGL DATE																			
MAP NUM MKT AREA 06										XF DATE										LAND DATE																			
NEIGHBORHOOD/LOC 34316.00 1.00/										INC DATE										AG DATE																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	4706 W US HIGHWAY 90 , LAKE CITY																																	
TOTALS																																							
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																							
																	BUILDING NOTES																						
																	BUILDING DIMENSIONS																						
LAND DESCRIPTION										TOTAL OB/XF 0																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	6991	A	OLIVES	0		00	0.00	0.00	1.78	AC		1.00	1.00	3.94	800.00	3,150.00	5,604																						
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	77,493.00	SF		1.00	1.00	1.20	11.00	13.20	1,022,908																						
REVIEW DATE 06/07/2023 BY ks Total Acres: 1.78 Total Land Value: 5,604 Market: 1,022,908 Agricultural: 5,604 Common: 0 PRINTED 06/19/2026 BY SYS																																							