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

2027

34-3S-16-02465-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6600	GROVES,ORCHRD	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

4706 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,108,150
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	1,108,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,022,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26-0267	NEW CIRCLE K STOR	1,184,197	05/21/2026
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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	1.30	11.00	14.30	1,108,150							

REVIEW DATE 09/10/2026 BY TP Total Acres: 1.78 Total Land Value: 5,604 Market: 1,108,150 Agricultural: 5,604 Common: 0 PRINTED 11/16/2026 BY SYS