COMM NW COR OF SW1/4, RUN E
52.25 FT TO E R/W LINE OF SW
PINEMOUNT RD, S ALONG R/W,

LAKE CITY RETAIL INVESTORS LLC
C/O JDH CAPITAL, 3735 BEAM ROAD SUITE B
CHARLOTTE, NC 28219

2027

34-3S-16-02465-013

BUILDING CHARACTERISTICS

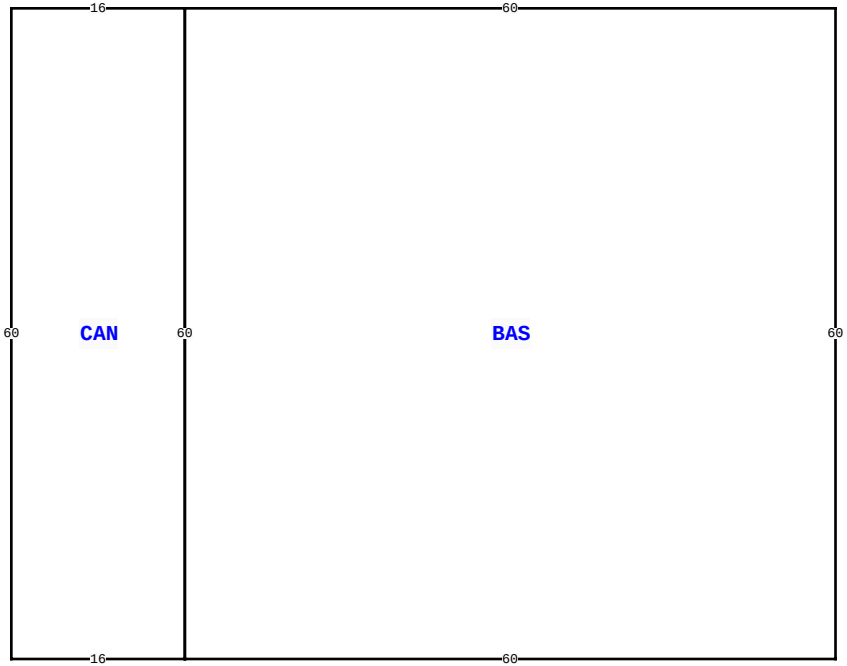
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	2100	RESTAURANT/CAFE
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
BAS	3,600	100		3,600	289,857
CAN	960	30		288	23,189
TOTALS	4,560			3,888	313,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4000	04	3,888	104.4560	98.19	381,763	2008	2008	0	0	0	18.00	82.00

1 SHOP REGNL 0% - 0 Heated Area: 3600 HX Base Yr



4578 SW HERITAGE OAKS CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 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	191,000.00	UT	1.40	1.40	100	2008	2008	3	100	267,400	
2	0166	CONC,PAVMT	0	0	0	0	5,900.00	UT	2.25	2.25	100	2008	2008	3	100	13,275	
3	0164	CONC BIN	0	0	0	0	1,152.00	UT	11.00	11.00	100	2008	2008	3	100	12,672	
4	0253	LIGHTING	0	0	0	0	37.00	UT	1,500.00	1,500.00	100	2008	2008	3	100	55,500	
5	0295	SPKLR SYS	0	0	0	0	34,899.00	UT	1.75	1.75	100	2008	2008	3	100	61,073	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 5 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	3,645,305
TOTAL MARKET OB/XF VALUE	410,420
TOTAL LAND VALUE - MARKET	1,173,000
TOTAL MARKET VALUE	5,228,725
SOH/AGL Deduction	0
ASSESSED VALUE	5,228,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,228,725
TOTAL JUST VALUE	5,228,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,228,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0601	REMODEL	1,568	09/28/2020
19-0531	COMMERCIAL	282	10/01/2019
19-0364	COMMERCIAL	346	06/27/2019
17-0321	COMMERCIAL	0	03/17/2017
16-0525	REMODEL	0	06/23/2016
2170	REMODEL	75	06/13/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/2192	5/01/2008	WD	Q	V		3,179,100

GRANTOR: HOWARD VAN ARSDALL JR

GRANTEE: LAKE CITY RETAIL IN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 CAN= W16 S60 E16 N60$ S60 E60 N60$.

LAND DESCRIPTION

TOTAL OB/XF 410,420

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	1500	C	SH CTR REG	0		CHI	0.00	0.00	7.82	AC		1.00	1.00	1.00	150,000.00	150,000.00	1,173,000							

REVIEW DATE 03/18/2026 BY ME Total Acres: 7.82 Total Land Value: 1,173,000 Market: 0 Agricultural: 0 Common: 1,173,000 PRINTED 11/16/2026 BY SYS

COMM NW COR OF SW1/4, RUN E
52.25 FT TO E R/W LINE OF SW
PINEMOUNT RD, S ALONG R/W,

LAKE CITY RETAIL INVESTORS LLC
C/O JDH CAPITAL, 3735 BEAM ROAD SUITE B
CHARLOTTE, NC 28219

2027

34-3S-16-02465-013

BUILDING CHARACTERISTICS

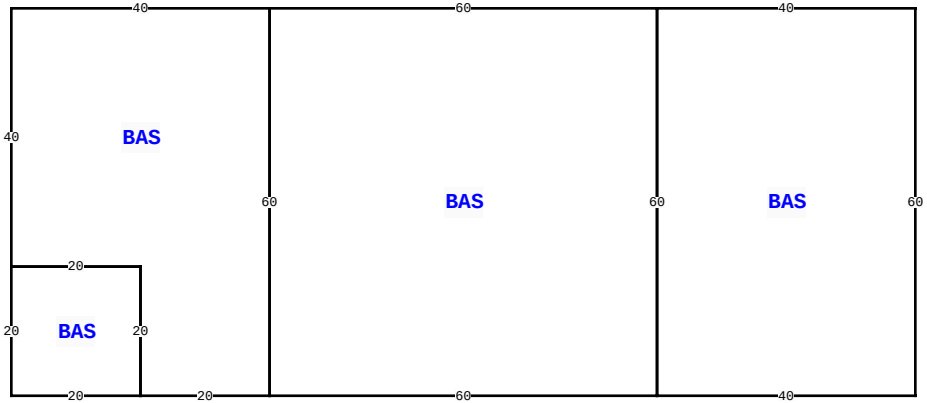
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		6 100
Quality	05	05
DOR CODE	2100	RESTAURANT/CAFE
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
BAS	400	100		400	29,943
BAS	2,000	100		2,000	149,716
BAS	2,400	100		2,400	179,659
BAS	3,600	100		3,600	269,488
TOTALS	8,400			8,400	628,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4000	04	8,400	97.1190	91.29	766,836	2008	2008	0	0	0	18.00	82.00

2 SHOP REGNL 0% - 0 Heated Area: 8400 HX Base Yr



4578 SW HERITAGE OAKS CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 5 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	3,645,305
TOTAL MARKET OB/XF VALUE	410,420
TOTAL LAND VALUE - MARKET	1,173,000
TOTAL MARKET VALUE	5,228,725
SOH/AGL Deduction	0
ASSESSED VALUE	5,228,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,228,725
TOTAL JUST VALUE	5,228,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,228,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1891	ADDN COMM	172	10/07/2010
788	COMMERCIAL	2,982	05/15/2008
792	COMMERCIAL	5,261	05/15/2008
793	COMMERCIAL	965	05/15/2008
794	COMMERCIAL	2,475	05/15/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/2192	5/01/2008	WD	Q	V		3,179,100

GRANTOR: HOWARD VAN ARSDALL JR

GRANTEE: LAKE CITY RETAIL IN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-40,0] W60 S60 E60 N60 $
BAS=[ORIG=0,0] W40 S60 E40 N60 $
BAS=[ORIG=-100,0] W40 S40 E20 S20 E20 N60 $
BAS=[ORIG=-140,40] S20 E20 N20 W20 $
.

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

REVIEW DATE 03/18/2026 BY ME Total Acres: 7.82 Total Land Value: 1,173,000 Market: 0 Agricultural: 0 Common: 1,173,000 PRINTED 11/16/2026 BY SYS

COMM NW COR OF SW1/4, RUN E
52.25 FT TO E R/W LINE OF SW
PINEMOUNT RD, S ALONG R/W,

LAKE CITY RETAIL INVESTORS LLC
C/O JDH CAPITAL, 3735 BEAM ROAD SUITE B
CHARLOTTE, NC 28219

2027

34-3S-16-02465-013

BUILDING CHARACTERISTICS

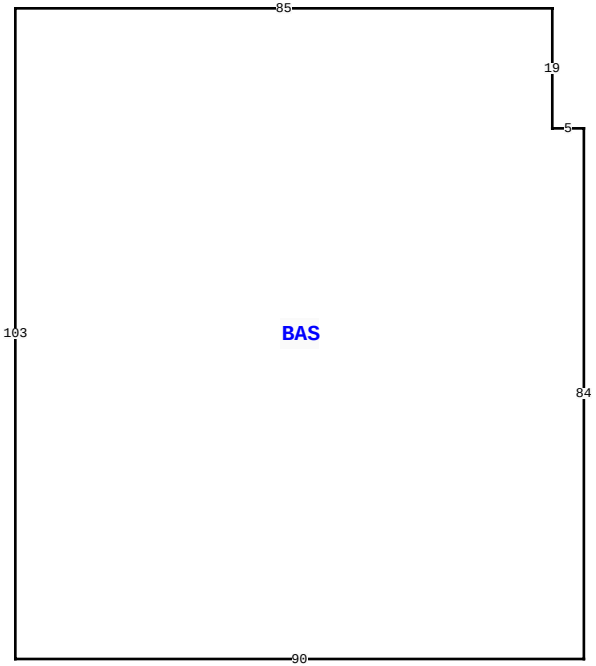
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	2100	RESTAURANT/CAFE
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
BAS	9,175	100		9,175	400,100
TOTALS	9,175			9,175	400,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	9,175	94.9608	53.18	487,926	2008	2008	0	0	0	18.00	82.00

3 STORE DISC 0% - 0 Heated Area: 9175 HX Base Yr



4578 SW HERITAGE OAKS CIR, LAKE CITY

BLD DATE		LGL DATE	05/13/2026 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 5 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	3,645,305
TOTAL MARKET OB/XF VALUE	410,420
TOTAL LAND VALUE - MARKET	1,173,000
TOTAL MARKET VALUE	5,228,725
SOH/AGL Deduction	0
ASSESSED VALUE	5,228,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,228,725
TOTAL JUST VALUE	5,228,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,228,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/2192	5/01/2008	WD	Q	V		3,179,100

GRANTOR: HOWARD VAN ARSDALL JR

GRANTEE: LAKE CITY RETAIL IN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W85 S103 E90 N84 W5 N19$.

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

REVIEW DATE 03/18/2026 BY ME Total Acres: 7.82 Total Land Value: 1,173,000 Market: 0 Agricultural: 0 Common: 1,173,000 PRINTED 11/16/2026 BY SYS

COMM NW COR OF SW1/4, RUN E
52.25 FT TO E R/W LINE OF SW
PINEMOUNT RD, S ALONG R/W,

LAKE CITY RETAIL INVESTORS LLC
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2027

34-3S-16-02465-013

BUILDING CHARACTERISTICS

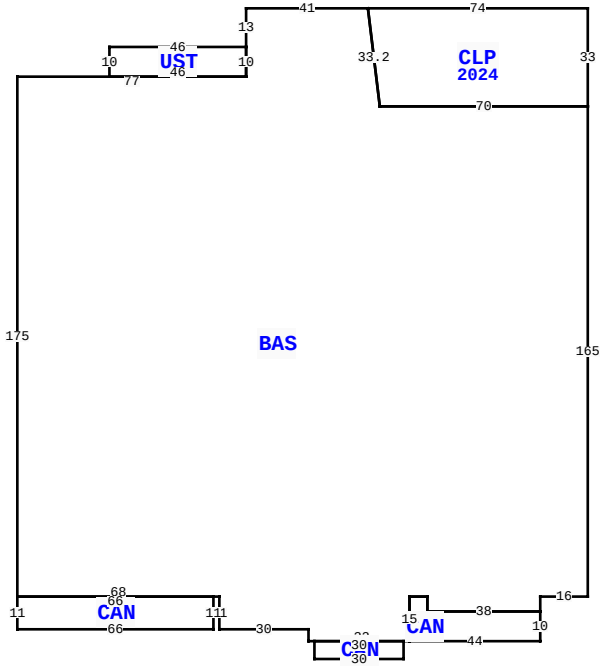
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		29 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	2100	RESTAURANT/CAFE
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
BAS	34,899	100		34,899	1,986,033
CAN	180	30		54	3,073
CAN	470	30		141	8,024
CAN	726	30		218	12,406
CLP	2,376	40	2024	950	54,063
UST	460	40		184	10,471
TOTALS	39,111			36,446	2,074,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4200	04	36,446	93.7878	69.40	2,529,352	2008	2008	0	0	0	18.00	82.00

4 SUPER MRKT 0% - 0 Heated Area: 34899 HX Base Yr



4578 SW HERITAGE OAKS CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 5 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	3,645,305
TOTAL MARKET OB/XF VALUE	410,420
TOTAL LAND VALUE - MARKET	1,173,000
TOTAL MARKET VALUE	5,228,725
SOH/AGL Deduction	0
ASSESSED VALUE	5,228,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,228,725
TOTAL JUST VALUE	5,228,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,228,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/2192	5/01/2008	WD	Q	V		3,179,100

GRANTOR: HOWARD VAN ARSDALL JR

GRANTEE: LAKE CITY RETAIL IN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W70 U33L4 W41 S13 S10 W77 S175 E68 S11 E30 S4 E2 E32 N15 E6 S5 E38 N5 E16 N165 $
CAN=[ORIG=-192,165] S11 E66 N11 W66 $
CAN=[ORIG=-60,180] N15 E6 S5 E38 S10 W44 $
UST=[ORIG=-115,-20] S10 W46 N10 E46 $
CAN=[ORIG=-92,180] S6 E30 N6 W30 $
CLP=[YR=2024;ORIG=0,-33] S33 W70 U33L4 E74 $
.

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

REVIEW DATE 03/18/2026 BY ME Total Acres: 7.82 Total Land Value: 1,173,000 Market: 0 Agricultural: 0 Common: 1,173,000 PRINTED 11/16/2026 BY SYS

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BUILDING CHARACTERISTICS

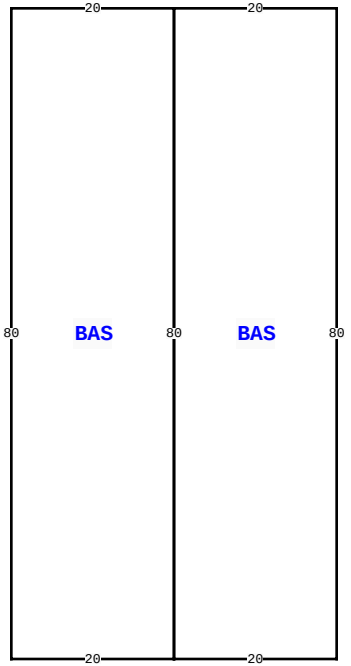
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Quality	05	05
DOR CODE	2100	RESTAURANT/CAFE
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
BAS	1,600	100		1,600	114,643
BAS	1,600	100		1,600	114,643
TOTALS	3,200			3,200	229,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4000	04	3,200	92.9552	87.38	279,616	2008	2008	0	0	0	18.00	82.00

5 SHOP REGNL 0% - 0 Heated Area: 3200 HX Base Yr



4578 SW HERITAGE OAKS CIR, LAKE CITY

BLD DATE		LGL DATE	05/13/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 5 of 5 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	3,645,305
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TOTAL LAND VALUE - MARKET	1,173,000
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SOH/AGL Deduction	0
ASSESSED VALUE	5,228,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,228,725
TOTAL JUST VALUE	5,228,725
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,228,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/2192	5/01/2008	WD	Q	V		3,179,100

GRANTOR: HOWARD VAN ARSDALL JR

GRANTEE: LAKE CITY RETAIL IN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 BAS= W20 S80 E20 N80$ S80 E20 N80$.

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

REVIEW DATE 03/18/2026 BY ME Total Acres: 7.82 Total Land Value: 1,173,000 Market: 0 Agricultural: 0 Common: 1,173,000 PRINTED 11/16/2026 BY SYS