COMM NE COR OF SW1/4, RUN W 26.0
TO W R/W W LAKE CITY AVE, RUN S
W ALONG R/W 331.20 FT FOR POB, C

LEE PROPERTIES LTD ETAL
5000 N PARKWAY CALABASAS STE 3
CALABASAS, CA 91302

2027

34-3S-16-02483-001

BUILDING CHARACTERISTICS

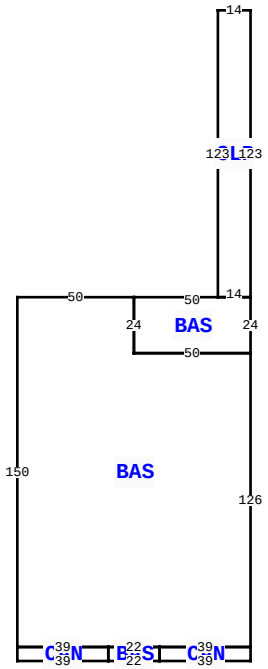
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 80
Exterior Wall	10	ABOVE AVG. 20
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
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	132	100		132	5,007
BAS	1,200	100		1,200	45,520
BAS	13,800	100		13,800	523,482
CAN	234	30		70	2,655
CAN	234	30		70	2,655
CLP	1,722	40		689	26,136
TOTALS	17,322			15,961	605,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	15,961	107.7600	68.97	1,100,830	1981	1995	0	0	0	45.00	55.00

1 STORE RETL 0% - 0 Heated Area: 15132 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

4281 W US HIGHWAY 90 , LAKE CITY

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	43,292.00	UT	1.85	1.85	100	2002	2002	3	100	80,090	
2	0166	CONC,PAVMT	0	0	0	0	23,734.00	UT	3.00	3.00	100	2002	2002	3	100	71,202	
3	0140	CLFENCE 6	0	0	0	0	253.00	UT	7.50	7.50	100	2002	2002	3	100	1,898	
4	0161	3-STRAND B	0	0	0	0	253.00	UT	1.25	1.25	100	2002	2002	3	100	316	
5	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2002	2002	3	100	4,000	
6	0161	3-STRAND B	0	0	0	0	113.00	UT	1.25	1.25	100	2002	2002	3	100	141	
7	0160	CLFENCE 10	0	0	0	0	113.00	UT	11.00	11.00	100	2002	2002	3	100	1,243	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	605,456
TOTAL MARKET OB/XF VALUE	158,890
TOTAL LAND VALUE - MARKET	1,071,576
TOTAL MARKET VALUE	1,835,922
SOH/AGL Deduction	0
ASSESSED VALUE	1,835,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,835,922
TOTAL JUST VALUE	1,835,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,835,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35247	REMODEL	363	04/28/2017
22983	ADDN COMM	145	04/04/2005
19087	REMODEL	25	12/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/1487	1/01/2010	WD	U	I	11	100
GRANTOR: ARDCO PROPERTIES LLC						
GRANTEE: RUTHCO PROPERTIES L						
1187/0487	1/01/2010	WD	U	I	11	100
GRANTOR: D&J TEMP,DTEMP,ATEMP,						
GRANTEE: ARDCO PROPERTIES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S150 CAN= S6 E39 N6 W39$ E39 BAS= S6 E22 N6 W22$ E22 CAN= S6 E39 N6 W39$ E39 N126 BAS= N24 CLP= N123 W14 S123 E14$ W50 S24 E50$ W50 N24$.

LAND DESCRIPTION

TOTAL OB/XF 158,890

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		CG	0.00	300.00	91,476.00	SF		1.00	1.00	1.00	11.00	11.00	1,006,236							
2	1100	C	STORE 1FLR	0			0.00	0.00	43,560.00	SF		1.00	1.00	1.00	1.50	1.50	65,340							

REVIEW DATE 03/09/2026 BY JB Total Acres: 3.10 Total Land Value: 1,071,576 Market: 0 Agricultural: 0 Common: 1,071,576 PRINTED 11/16/2026 BY SYS