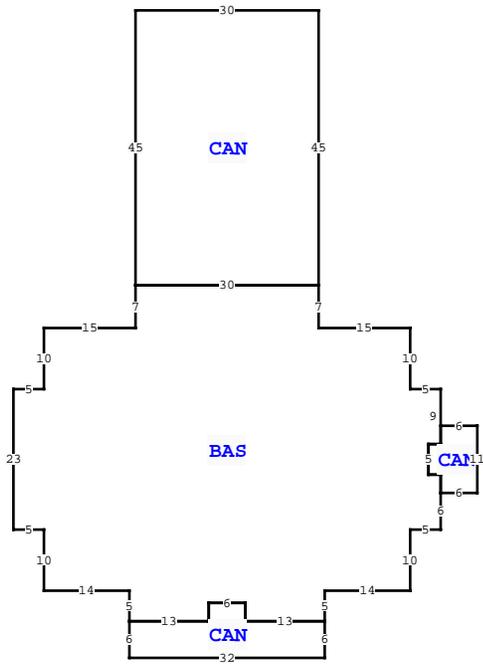


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	15	HARDTILE	40
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		5	100
Frame	02	WOOD FRAME	100
Story Height		10	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	2300	FINANCIAL BLDG	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,152	100	
CAN	76	30	
CAN	210	30	
CAN	1,350	30	
TOTALS	4,788		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	BANK	0%	- 2026									Heated Area: 3152	
HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		297,119
TOTAL MARKET OB/XF VALUE		118,655
TOTAL LAND VALUE - MARKET		1,225,778
TOTAL MARKET VALUE		1,641,552
SOH/AGL Deduction		0
ASSESSED VALUE		1,641,552
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,641,552
TOTAL JUST VALUE		1,641,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,789,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25446	REMODEL	80	01/22/2007
24812	COMMERCIAL	4,553	08/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/751	12/22/2025	QC	U	I	11	100
GRANTOR: SEACOAST NATIONAL BAN						
GRANTEE: RACETRAC, INC						
1557/746	12/22/2025	WD	U	I	12	1,650,000
GRANTOR: SEACOAST NATIONAL BAN						
GRANTEE: RACETRAC, INC						

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
1	0260	PAVEMENT-A	0	0	0	0	19,747.00	UT	1.67	1.67	100	2007	2007	3	100	32,879	
2	0166	CONC,PAVMT	0	0	0	0	1,432.00	UT	3.00	3.00	100	2007	2007	3	100	4,296	
3	0253	LIGHTING	0	0	0	0	9.00	UT	1,800.00	1,800.00	100	2007	2007	3	100	16,200	
4	0168	PNEUMATIC	0	0	0	0	3.00	UT	16,200.00	16,200.00	100	2007	2007	3	100	48,600	
5	0164	CONC BIN	0	0	0	0	120.00	UT	14.00	14.00	100	2007	2007	3	100	1,680	
6	0332	VAULT DOOR	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	15,000	

TOTAL OB/XF														118,655										
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2300	C	FINANCIAL	0			0.00	0.00	87,555.60	SF		1.00	1.00	1.40	10.00	14.00	1,225,778							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W15 N7 W30 S7 W15 S10 W5 S23 E5 S10 E14 S5 E13 N3 E6 S3 E13 N5 E14 N10 E5 N6 N3 W2 N5 E2 N9 W5 N10 \$													
CAN=[ORIG=-15,-7] N45 W30 S45 E30 \$													
CAN=[ORIG=-46,48] S6 E32 N6 W13 N3 W6 S3 W13 \$													
CAN=[ORIG=5,27] E6 N11 W6 S3 W2 S5 E2 S3 \$													

REVIEW DATE 03/18/2026 BY ME																													
Total Acres: 2.01										Total Land Value: 1,225,778					Market: 0					Agricultural: 0					Common: 1,225,778				