COMM AT NE COR OF SEC, W ALONG S LINE, 1227.60 FT TO E R/W CR-252 R/W, 99.54 FT, CONT N'RLY ALONG

RACETRAC, INC
200 GALLERIA PKWY, STE 900
ATLANTA, GA 30339

2027

34-3S-16-02498-003

BUILDING CHARACTERISTICS

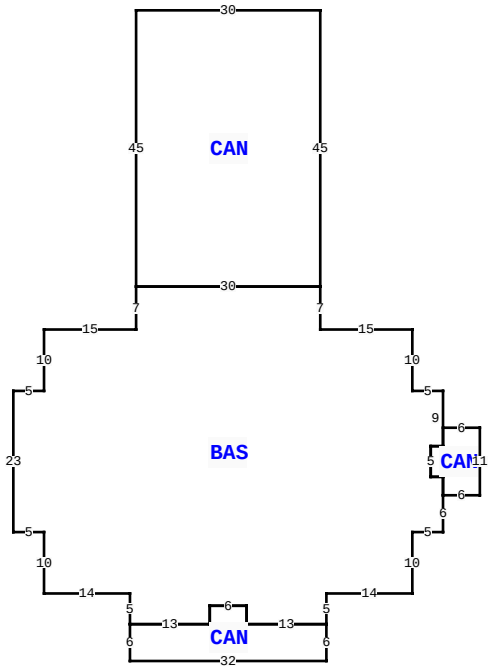
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,152	100		3,152	251,610
CAN	76	30		23	1,836
CAN	210	30		63	5,029
CAN	1,350	30		405	32,330
TOTALS	4,788			3,643	290,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6200	04	3,643	107.1200	98.55	359,018	2007	2007	0	0	0	19.00	81.00

1 BANK 0% - 2026 Heated Area: 3152 HX Base Yr



3882 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	290,805
TOTAL MARKET OB/XF VALUE	118,655
TOTAL LAND VALUE - MARKET	2,596,089
TOTAL MARKET VALUE	3,005,549
SOH/AGL Deduction	0
ASSESSED VALUE	3,005,549
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,005,549
TOTAL JUST VALUE	3,005,549
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,757,816

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
1579/1745	10/07/2026	WD	Q	I	01	1,295,000
GRANTOR: LJC-1031, LLC						
GRANTEE: RACETRAC, INC						
1557/751	12/22/2025	QC	U	I	11	100
GRANTOR: SEACOAST NATIONAL BAN						
GRANTEE: RACETRAC, INC						

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 118,655

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	2300	C	FINANCIAL	0			0.00	0.00	87,555.60	SF		1.00	1.00	1.20	11.00	13.20	1,155,734							
2	1000	C	VACANT COMME	0		A-1	0.00	0.00	145,490.40	SF		1.00	0.90	0.90	11.00	9.90	1,440,355							

REVIEW DATE 03/18/2026 BY ME Total Acres: 5.35 Total Land Value: 2,596,089 Market: 0 Agricultural: 0 Common: 2,596,089 PRINTED 11/16/2026 BY SYS