PARCEL A FORT WHITE SQUARE.

691-406, WD 1233-434, WD 1261-44

REALTY INCOME PROPERTIES 29 LLC
510 VOLVO PARKWAY, DPET 999
CHESAPEAKE, VA 23320

2027

34-6S-16-04059-301

BUILDING CHARACTERISTICS

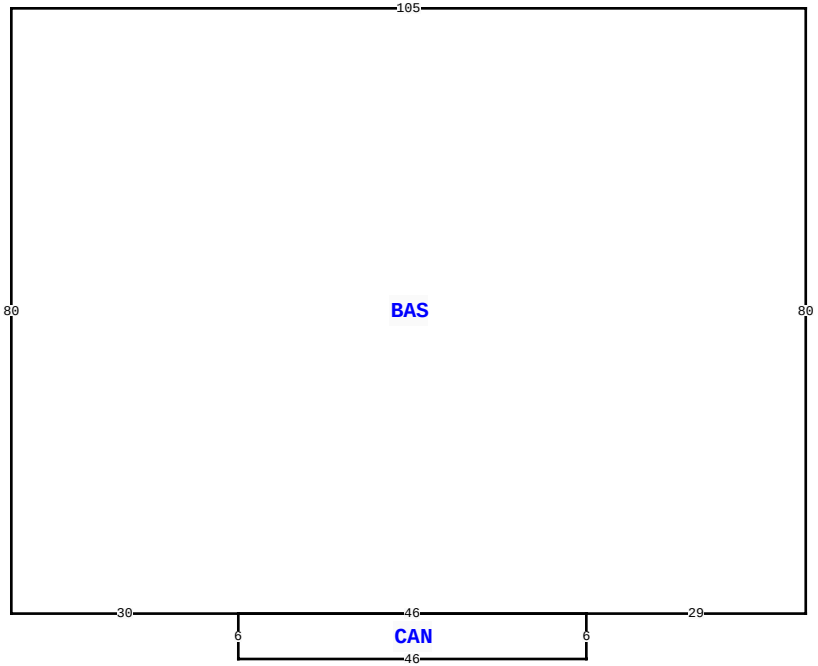
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34616.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,400	100		8,400	306,109
CAN	276	30		83	3,025
TOTALS	8,676			8,483	309,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
3600	04	8,483	83.4360	46.72	396,326	2012	2012	0	0	10	12.00	78.00

1 STORE DISC 0% - 0 Heated Area: 8400 HX Base Yr



7323 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	04/20/2022 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
1	0260	PAVEMENT-A	0	0	0	0	23,900.00	UT	1.60	1.60	100	2012	2012	3	100	38,240	
2	0253	LIGHTING	0	0	0	0	5.00	UT	1,500.00	1,500.00	100	2012	2012	3	100	7,500	
3	0166	CONC,PAVMT	0	0	0	0	2,560.00	UT	2.25	2.25	100	2012	2012	3	100	5,760	
4	0164	CONC BIN	0	0	0	0	455.00	UT	11.00	11.00	100	2012	2012	3	100	5,005	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	309,134
TOTAL MARKET OB/XF VALUE	56,505
TOTAL LAND VALUE - MARKET	126,901
TOTAL MARKET VALUE	492,540
SOH/AGL Deduction	0
ASSESSED VALUE	492,540
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	492,540
TOTAL JUST VALUE	492,540
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	492,540

SALE:1:1: 118,047 SQ FT OR 2.71 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30034	COMMERCIAL	2,725	03/27/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0044	8/15/2013	WD	U	I	37	1,007,500
GRANTOR: FAMILY DOLLAR STORES						
GRANTEE: REALTY INCOME PROPE						
1233/0434	4/11/2012	WD	Q	V	03	137,200
GRANTOR: JOAQUIN & ALEXANDRIA						
GRANTEE: FAMILY DOLLAR STORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W105 S80 E30 CAN= S6 E46 N6 W46$ E46 E29 N80$.

LAND DESCRIPTION

TOTAL OB/XF 56,505

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		00	0.00	0.00	59,024.00	SF		1.00	1.00	1.00	1.35	1.35	79,682							
2	1100	C	STORE 1FLR	0			0.00	0.00	59,024.00	SF		1.00	1.00	1.00	0.80	0.80	47,219							

REVIEW DATE 05/27/2026 BY NH Total Acres: 2.71 Total Land Value: 126,901 Market: 0 Agricultural: 0 Common: 126,901 PRINTED 11/16/2026 BY SYS