PARCEL B FORT WHITE SQUARE. (DOL
663-83, 775-135, 785-5, 834-1404

REALTY INCOME PROPERTIES 21 LLC
ATTN: PM DEPT #4427, 11995 EL CAMINO REAL
SAN DIEGO, CA 92130-2565

2026

34-6S-16-04059-302

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

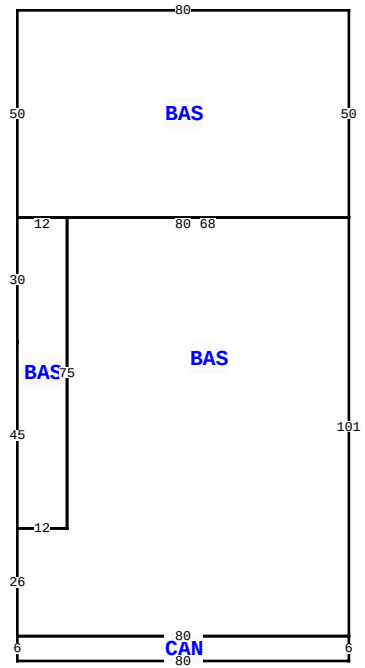
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	05	STEEL 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORE
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	900	100		900	38,844
BAS	4,000	100		4,000	172,638
BAS	7,180	100		7,180	309,885
CAN	480	30		144	6,215
TOTALS	12,560			12,224	527,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3600	04	12,224	104.2583	62.55	764,611	2001	2001	0	0	0	31.00	69.00

1 STORE DISC 0% - 0 Heated Area: 12080 HX Base Yr



7255 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	527,582
TOTAL MARKET OB/XF VALUE	26,875
TOTAL LAND VALUE - MARKET	126,901
TOTAL MARKET VALUE	681,358
SOH/AGL Deduction	0
ASSESSED VALUE	681,358
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	681,358
TOTAL JUST VALUE	681,358
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	651,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30273	REMODEL	700	07/11/2012
25056	ADDN COMM	1,040	09/29/2006
18254	COMMERCIAL	705	05/08/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/2524	1/15/2014	WD	U	I	37	1,194,100
GRANTOR: MMG FT WHITE LLC						
GRANTEE: REALTY INCOME PROPE						
1231/1506	3/15/2012	WD	U	I	37	910,000
GRANTOR: T R C PROPERTIES INC						
GRANTEE: MMG FT WHITE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 BAS= W12 BAS= N50 E80 S50 W80$ S30 S45 E12 N75$ S75 W12 S26 CAN= S6 E80 N6 W80$ E80 N101$.

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	6,148.00	UT	1.50	1.50	100	2007	2007	3	100	9,222	
2	0166	CONC,PAVMT	0	0	0	0	936.00	UT	3.00	3.00	100	2007	2007	3	100	2,808	
3	0166	CONC,PAVMT	0	0	0	0	18.00	UT	15.00	15.00	100	2001	2001	3	100	270	
4	0166	CONC,PAVMT	0	0	0	0	856.00	UT	1.50	1.50	100	2001	2001	3	100	1,284	
5	0260	PAVEMENT-A	0	0	0	0	14,768.00	UT	0.90	0.90	100	2001	2001	3	100	13,291	

LAND DESCRIPTION

TOTAL OB/XF 26,875

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			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 06/23/2015 BY DF Total Acres: 2.71 Total Land Value: 126,901 Market: 0 Agricultural: 0 Common: 126,901 PRINTED 05/08/2026 BY SYS