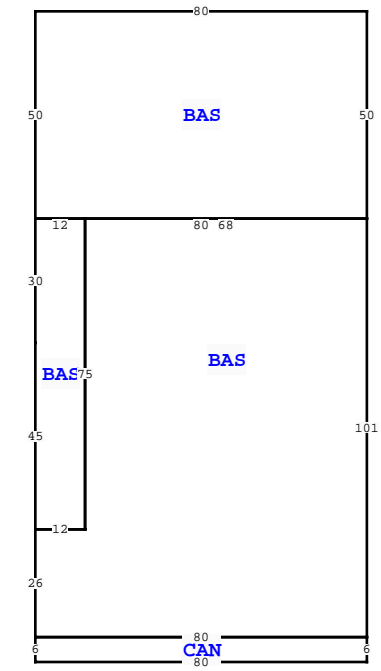


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	10 STEEL FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	6 100
Frame	05 STEEL 100
Story Height	14 100
RMS	3 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

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	58.38	713,637	2001	2001	0	0	31.00	69.00			



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	900	100		900	36,254
BAS	4,000	100		4,000	161,129
BAS	7,180	100		7,180	289,226
CAN	480	30		144	5,801
TOTALS	12,560			12,224	492,410

7255 SW US HIGHWAY 27 , FORT WHITE

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

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	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	

TOTAL OB/XF 26,875

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	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							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			492,410
TOTAL MARKET OB/XF VALUE			26,875
TOTAL LAND VALUE - MARKET			126,901
TOTAL MARKET VALUE			646,186
SOH/AGL Deduction			0
ASSESSED VALUE			646,186
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			646,186
TOTAL JUST VALUE			646,186
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	I	37	1,194,100
GRANTOR: MMG FT WHITE LLC						
GRANTEE: REALTY INCOME PROPE						
1231/1506	3/15/2012	WD U	I	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\$.														