

COMM NW COR OF SEC, RUN S 3204.4
 FT, S 210 FT, NW 390.88 FT, S 17
 FT, SE'LY 556.11 FT TO N R/W US-

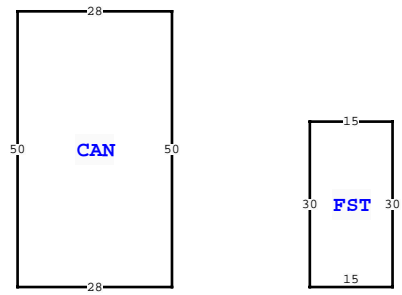
FIRST COAST ENERGY, LLP
 6867 SOUTH POINT DR N STE 101
 JACKSONVILLE, FL 32216

2026

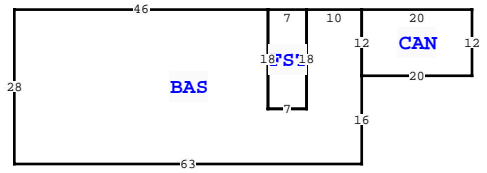
35-3S-16-02534-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4300	04	2,418	84.2335	64.02	154,800	1964	1964		0	0	50.00	50.00	
1 NBHD CONVE 0% - 0 Heated Area: 1638 HX Base Yr													



Quality	03	03			
DOR CODE	1126	CONV STORE/GAS			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	35316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100		1,638	52,433
CAN	240	30		72	2,305
CAN	1,400	30		420	13,444
FST	126	50		63	2,017
FST	450	50		225	7,203
TOTALS	3,854			2,418	77,400



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			77,400
TOTAL MARKET OB/XF VALUE			7,535
TOTAL LAND VALUE - MARKET			557,568
TOTAL MARKET VALUE			642,503
SOH/AGL Deduction			0
ASSESSED VALUE			642,503
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			642,503
TOTAL JUST VALUE			642,503
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			606,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1284/0229	11/05/2014	WD	U	V	37	240,000
GRANTOR: INN OF LAKE CITY INC						
GRANTEE: FIRST COAST ENERGY						
0837/1114	3/27/1997	WD	U	I	09	183,600
GRANTOR: SHELL OIL CO						
GRANTEE: FIRST COAST ENERGY						

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	0166	CONC,PAVMT	0	0	0	0	330.00	UT	2.00	2.00	100	0	0	3	100	660	
2	0260	PAVEMENT-A	0	0	0	0	17,000.00	UT	1.10	1.10	25	0	0	3	25	4,675	
3	0253	LIGHTING	0	0	0	0	3.00	UT	800.00	800.00	50	1993	1993	3	50	1,200	
4	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
TOTALS														7,535			

LAND DESCRIPTION														TOTAL OB/XF										
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	1200	C	STORE COMB	0		00	150.00	230.00	34,848.00	SF		1.00	1.00	1.00	16.00	16.00	557,568							