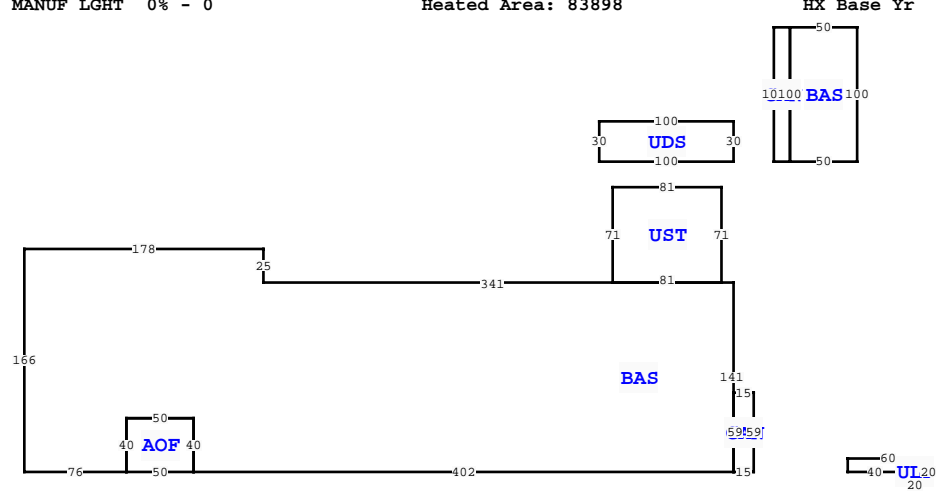


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floor	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		8 100
Frame	05	STEEL 100
Story Height		14 100
RMS		0 100
Stories	0	0 100
Units	0	0 100
Condition Adj	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF LGHT	0% - 0			Heated Area: 83898							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			404,301
TOTAL MARKET OB/XF VALUE			11,643
TOTAL LAND VALUE - MARKET			202,800
TOTAL MARKET VALUE			618,744
SOH/AGL Deduction			0
ASSESSED VALUE			618,744
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			618,744
TOTAL JUST VALUE			618,744
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			618,744

Quality	01	01			
DOR CODE	4100 LIGHT MANUFACTURE				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	35317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,000	150		3,000	13,212
BAS	5,000	100		5,000	22,020
BAS	76,898	100		76,898	338,659
CAN	885	30		266	1,171
CAN	1,200	30		360	1,585
UDS	3,000	50		1,500	6,606
ULP	800	30		240	1,057
UST	5,751	50		2,876	12,666
TOTALS	95,534			90,140	396,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/0578	9/06/2019	WD	Q	I	01	550,000
GRANTOR: SUNNYVIEW WAREHOUSE L						
GRANTEE: COLUMBIA CONSOLIDAT						
1285/0805	10/01/2014	WD	U	I	11	0
GRANTOR: AUDREY S BULLARD & AN						
GRANTEE: SUNNYVIEW WAREHOUSE						

3719 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0030	BARN, MT	0	0	30	49	1,470.00	UT	11.00	11.00	25	2008	2008	3	25	4,043	
3	0161	3-STRAND B	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
4	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W9 UST= N71 W81 S71 E81\$ W341 N25 W178 S166 E76 AOF= E50 N40 W50 S40\$ N40 E50 S40 E402 CAN= E15 PTR= E70 ULP= E40 S10 E20 N20 W60 S10\$ W70\$ N59 W15 S59\$ N141\$ PTR=N90 UDS= N30 W100 S30 E100\$ S90\$ PTR=N90 E30 CAN= E12 BAS= E50 N100 W50 S100\$ N100 W12 S100\$ W30 S90\$.

LAND DESCRIPTION										TOTAL OB/XF										11,643					
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	4100	C	LIGHT MFG	0		00	0.00	0.00	10.14	AC		1.00	1.00	1.00	20,000.00	20,000.00	202,800								

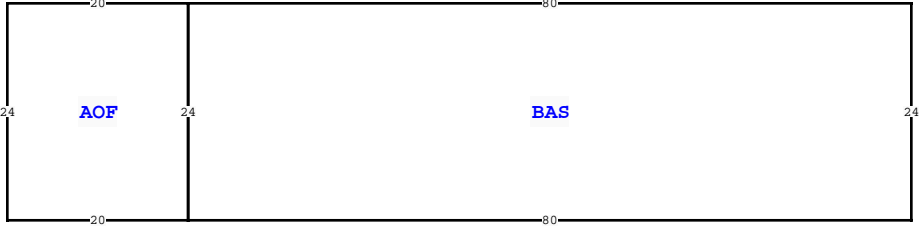
COMM NE COR OF SE1/4 OF NE1/4,
RUN W 174.49 FT FOR POB, S
502.86 FT TO N R/W OF US HWY

COLUMBIA CONSOLIDATED WAREHOUSING LLC
P O BOX 357
MAYO, FL 32066

2026

35-3S-17-07294-000


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	03	BELOW AVG. 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	01	MINIMUM 100			
Interior Floo	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		2 100			
Frame	02	WOOD FRAME 100			
Story Height		10 100			
RMS		0 100			
Stories	0	0 100			
Units	0	0 100			
Condition Adj	02	02 100			
Quality	02	02			
DOR CODE	4100 LIGHT MANUFACTURE				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	35317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	480	110		528	1,580
BAS	1,920	100		1,920	5,745
TOTALS	2,400			2,448	7,324

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
6700	04	2,448	30.5235	14.96	36,622	1999	1999	0	0	50	35.00	20.00	
2 SERV SHOP 0% - 0 Heated Area: 2400 HX Base Yr													
													

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		404,301	
TOTAL MARKET OB/XF VALUE		11,643	
TOTAL LAND VALUE - MARKET		202,800	
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SOH/AGL Deduction		0	
ASSESSED VALUE		618,744	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		618,744	
TOTAL JUST VALUE		618,744	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		618,744	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: SUNNYVIEW WAREHOUSE L						
GRANTEE: COLUMBIA CONSOLIDAT						
1285/0805	10/01/2014	WD U	U	I	11	0
GRANTOR: AUDREY S BULLARD & AN						
GRANTEE: SUNNYVIEW WAREHOUSE						

EXTRA FEATURES														TOTAL OB/XF			0
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	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W80 AOF= W20 S24 E20 N24\$ S24 E80 N24\$.

LAND DESCRIPTION															TOTAL OB/XF										0		
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			