COMM NE COR OF SE1/4 OF SE1/4,
RUN S 21.10 FT TO N R/W OF U S
HWY 90, RUN WESTERLY ALONG R/W

HALLE PROPERTIES LLC
20225 NORTH SCOTTSDALE RD
SCOTTSDALE, AZ 85255

2027

36-3S-16-02588-003

BUILDING CHARACTERISTICS

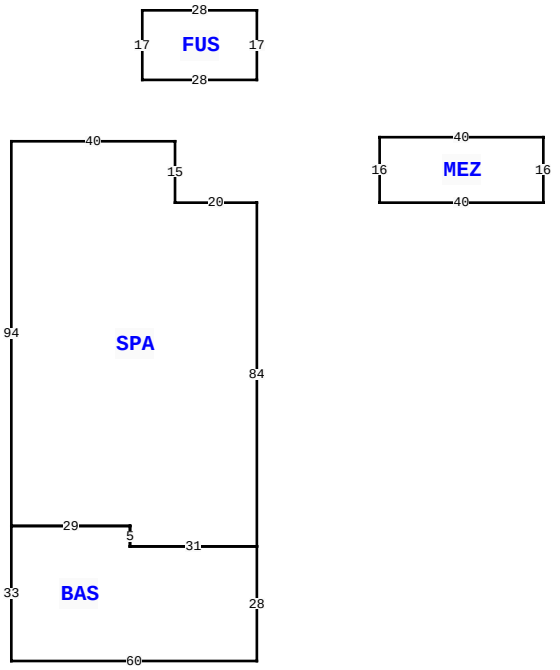
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		22 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		36316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,825	100		1,825	116,724
FUS	476	100		476	30,445
MEZ	640	20		128	8,187
SPA	5,495	85		4,671	298,750
TOTALS	8,436			7,100	454,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6600	04	7,100	141.8832	69.52	493,592	2015	2015	0	0	0	8.00	92.00

1 VEH SALE/R 0% - 0 Heated Area: 6972 HX Base Yr



1867 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	454,105
TOTAL MARKET OB/XF VALUE	62,216
TOTAL LAND VALUE - MARKET	940,896
TOTAL MARKET VALUE	1,457,217
SOH/AGL Deduction	0
ASSESSED VALUE	1,457,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,457,217
TOTAL JUST VALUE	1,457,217
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,457,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32999	COMMERCIAL	3,920	05/21/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/2349	4/14/2015	WD	Q	I	01	650,000
GRANTOR: MARC A & SAMUEL P JR						
GRANTEE: HALLE PROPERTIES LL						
1093/0744	8/18/2006	WD	Q	I		1,050,000
GRANTOR: MERTON NIEWISCH JR						
GRANTEE: SAMUEL PAUL VANN JR						

BUILDING NOTES

BUILDING DIMENSIONS

SPA= W20 N15 W40 S94 BAS= S33 E60 N28 W31 N5 W29 $ E29 S5 E31 N84$ PTR= N30 FUS= N17 W28 S17 E28$ S30$ PTR= E30 MEZ= E40 N16 W40 S16$ W30$.

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	22,294.00	UT	1.60	1.60	100	2015	2015	3	100	35,670	
2	0166	CONC,PAVMT	0	0	0	0	3,150.00	UT	2.00	2.00	100	2015	2015	3	100	6,300	
3	0120	CLFENCE 4	0	0	0	0	780.00	UT	5.50	5.50	100	2015	2015	3	100	4,290	
4	0164	CONC BIN	0	0	11	26	286.00	UT	11.00	11.00	100	2015	2015	3	100	3,146	
5	0295	SPKLR SYS	0	0	0	0	7,320.00	UT	1.75	1.75	100	2015	2015	3	100	12,810	

LAND DESCRIPTION

TOTAL OB/XF 62,216

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	2500	C	SRVC SHOPS	0		CI	0.00	0.00	58,806.00	SF		1.00	1.00	1.00	16.00	16.00	940,896							

REVIEW DATE 03/23/2026 BY JB Total Acres: 1.35 Total Land Value: 940,896 Market: 0 Agricultural: 0 Common: 940,896 PRINTED 11/16/2026 BY SYS