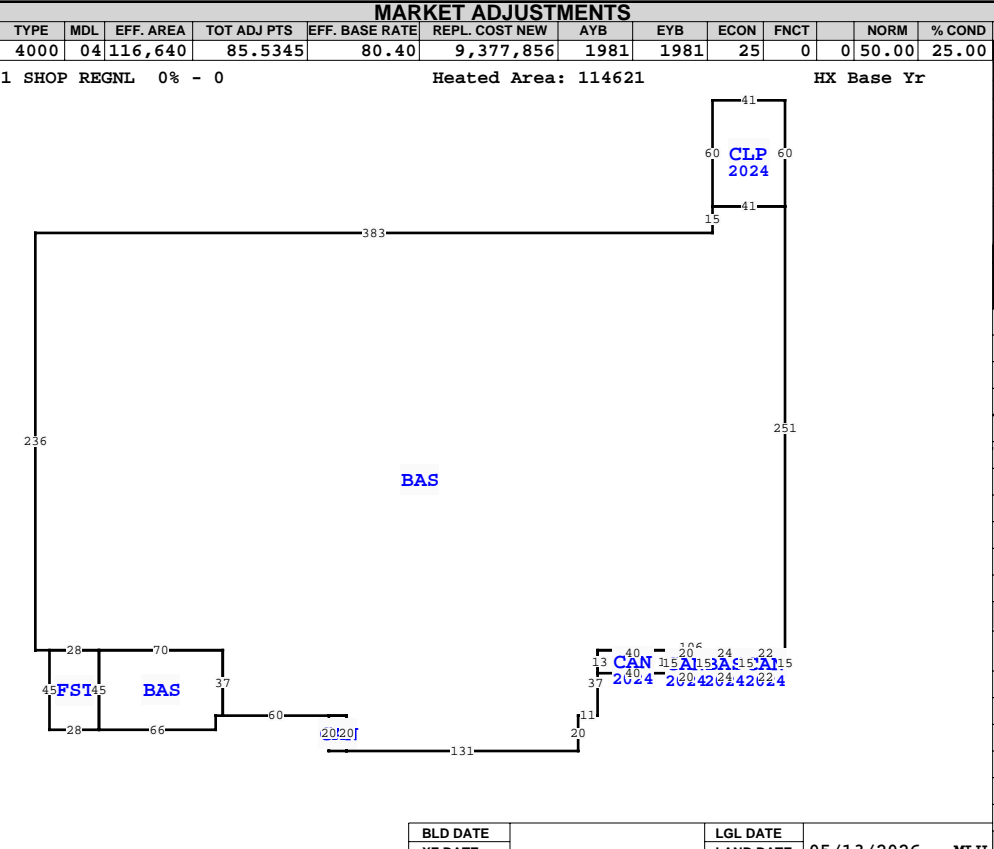




ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 80
Interior Floor	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		67 100
Frame	03	MASONRY 100
Common Wall		40 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		29 100
Condition Adj	02	02 100



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,118	100		3,118	62,672
BAS	111,143	100		111,143	2,233,974
BAS	360	100	2024	360	7,236
CAN	200	30		60	1,206
CAN	300	30	2024	90	1,809
CAN	330	30	2024	99	1,990
CAN	520	30	2024	156	3,136
CLP	2,460	40	2024	984	19,779
FST	1,260	50		630	12,663
TOTALS	119,691			116,640	2,344,464

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	0295	SPKLR SYS	0	0	435	189,225.00	UT	1.17	1.17	75	1981	1981	3	75	166,045	
2	0253	LIGHTING	0	0	0	22.00	UT	1,000.00	1,000.00	90	1981	1981	3	90	19,800	
3	0260	PAVEMENT-A	0	0	0	864,000.00	UT	0.90	0.90	50	1981	1981	3	50	388,800	

TOTAL OB/XF		574,645	
332 NW COLE TER, LAKE CITY			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE			
LAND DATE			
AG DATE			
05/13/2026 MLU			

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	1500	C	SH CTR REG	0		00	0.00	0.00	33.79	AC		1.00	1.00	1.00	120,000.00	120,000.00	4,054,800							

TOTAL OB/XF		574,645	
332 NW COLE TER, LAKE CITY			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE			
LAND DATE			
AG DATE			
05/13/2026 MLU			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 6		1
VALUATION BY				
RECONCILE				
Tax Group: 1 Tax Dist:				
BUILDING MARKET VALUE 5,999,900				
TOTAL MARKET OB/XF VALUE 0				
TOTAL LAND VALUE - MARKET 100				
TOTAL MARKET VALUE 6,000,000				
SOH/AGL Deduction 0				
ASSESSED VALUE 6,000,000				
TOTAL EXEMPTION VALUE 0				
BASE TAXABLE VALUE 6,000,000				
TOTAL JUST VALUE 6,000,000				
NCON VALUE 640				
INCOME VALUE				
PREVIOUS YEAR MKT VALUE 6,000,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21-0505			07/21/2021
20-0631	REMODEL	504	11/05/2020
19-0718	REMODEL	653	01/03/2020
16-1296	ADDN COMM	0	12/05/2016
15-0220	ADDN COMM	0	06/05/2015
14-0024	MAINT/ALTR	800	02/24/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0851/1977	1/13/1998	WD Q		I		4,750,000
GRANTOR: GLEASON'S CORNER LTD						
GRANTEE: GLEASON MALL LLC						

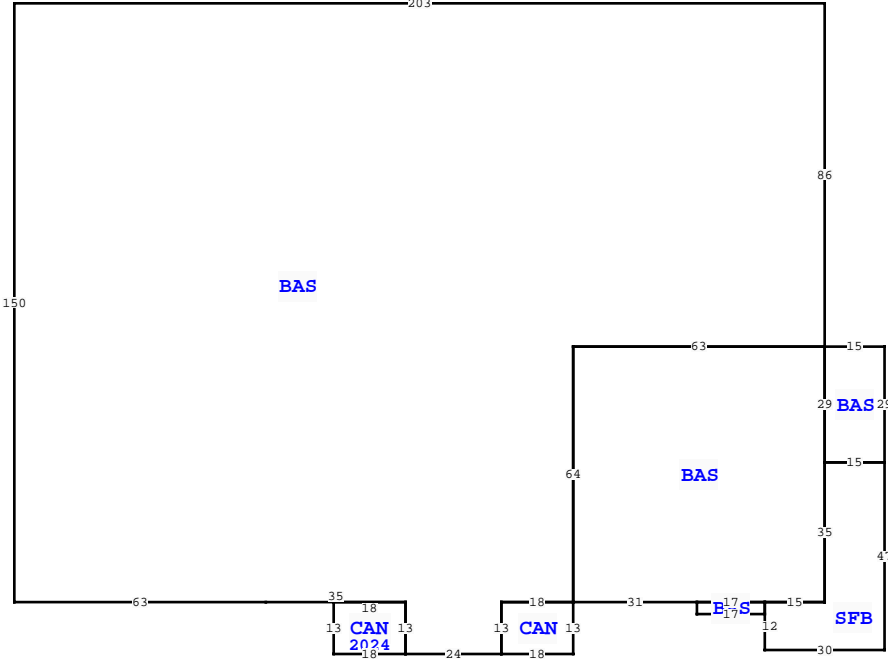
BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W41 S15 W383 S236 E8 E28 E70 S37 E60 E10 S20 E131 N20 E11 N37 E106 N251 \$	
BAS=[ORIG=-388,251] S45 E66 N8 E4 N37 W70 \$	
FST=[ORIG=-416,251] S45 E28 N45 W28 \$	
CAN=[ORIG=-258,288] S20 E10 N20 W10 \$	
CAN=[YR=2024;ORIG=-106,251] E40 S13 W40 N13 \$	
CAN=[YR=2024;ORIG=-66,251] E20 S15 W20 N15 \$	
BAS=[YR=2024;ORIG=-46,251] E24 S15 W24 N15 \$	
CAN=[YR=2024;ORIG=-22,251] E22 S15 W22 N15 \$	
CLP=[YR=2024;ORIG=-41,0] N60 E41 S60 W41 \$	



ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	09	RIDGE FRME	100		
Roof Cover	04	BUILT-UP	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	60		
Interior Floor	15	HARDTILE	40		
Ceiling	01	FIN.SUSPD	100		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures		37	100		
Frame	03	MASONRY	100		
Common Wall		18	100		
Story Height		20	100		
RMS		0	100		
Stories	0	0	100		
Units	0	0	100		
Condition Adj	03	03	100		
Quality	05	05			
DOR CODE	1500 REGIONAL SHOPPING				
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	51	100		51	1,353
BAS	435	100		435	11,540
BAS	4,032	100		4,032	106,958
BAS	26,730	100		26,730	709,072
CAN	234	30		70	1,857
CAN	234	30	2024	70	1,857
SFB	885	80		708	18,781
TOTALS	32,601			32,096	851,417

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2 STORE DEPT	04	32,096	105.2619	63.16	2,027,183	2000	2000	25	0	0	33.00	42.00
			0% - 0	Heated Area: 32133				HX Base Yr				



COLUMBIA COUNTY PROPERTY			PAGE 2 of 6	1
VALUATION SUMMARY				
VALUATION BY	Tax Group: 1		RECONCILE	
BUILDING MARKET VALUE	Tax Dist:			5,999,900
TOTAL MARKET OB/XF VALUE				0
TOTAL LAND VALUE - MARKET				100
TOTAL MARKET VALUE				6,000,000
SOH/AGL Deduction				0
ASSESSED VALUE				6,000,000
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				6,000,000
TOTAL JUST VALUE				6,000,000
NCON VALUE				640
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				6,000,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13-0464	REMODEL	180	11/05/2013
13-0413	REMODEL	755	09/20/2013
13-0279	ADDN COMM	2,685	06/21/2013
13-0226	REMODEL	725	05/21/2013
0281	REMODEL	177	03/31/2011
1862	ADDN COMM	1,155	08/30/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/1977	1/13/1998	WD Q	Q	I		4,750,000

GRANTOR: GLEASON'S CORNER LTD  
 GRANTEE: GLEASON MALL LLC

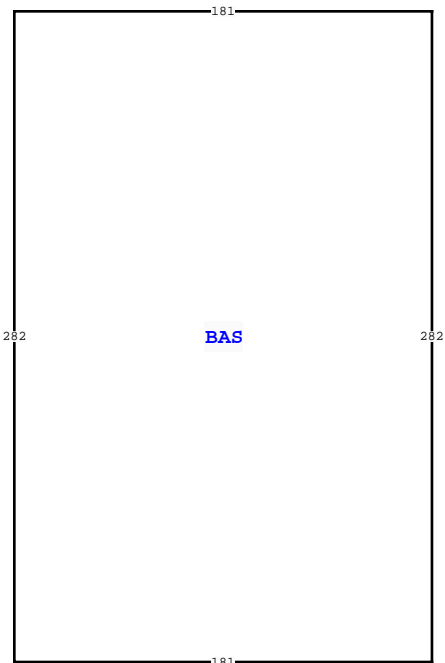
BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/13/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W203 S150 E63 E35 S13 E24 N13 E18 N64 E63 N86 \$	
BAS=[ORIG=-63,150] E31 E17 E15 N35 N29 W63 S64 \$	
SFB=[ORIG=-15,150] S12 E30 N47 W15 S35 W15 \$	
BAS=[ORIG=0,115] E15 N29 W15 S29 \$	
CAN=[ORIG=-81,163] E18 N13 W18 S13 \$	
BAS=[ORIG=-32,150] S3 E17 N3 W17 \$	
CAN=[YR=2024;ORIG=-105,163] W18 N13 E18 S13 \$	

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	15	HARDTILE	40
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		20	100
Frame	03	MASONRY	100
Common Wall		25	100
Story Height		20	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Quality	03	03	
DOR CODE	1500 REGIONAL SHOPPING		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	51,042	100	
TOTALS	51,042		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3	STORE DEPT	0%	0									Heated Area: 51042 HX Base Yr	
													
TOTALS	51,042		51,042	631,262									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 6
VALUATION BY		RECONCILE	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			5,999,900
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100
TOTAL MARKET VALUE			6,000,000
SOH/AGL Deduction			0
ASSESSED VALUE			6,000,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			6,000,000
TOTAL JUST VALUE			6,000,000
NCON VALUE			640
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			6,000,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1789	ADDN COMM	1,765	06/28/2010
1862	REMODEL	740	10/29/2007
378	REMODEL	740	10/29/2007
387	REMODEL	100	10/29/2007
387	REMODEL	100	10/16/2007
387	REMODEL	315	10/16/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0851/1977	1/13/1998	WD	Q	I		4,750,000
GRANTOR: GLEASON'S CORNER LTD						
GRANTEE: GLEASON MALL LLC						

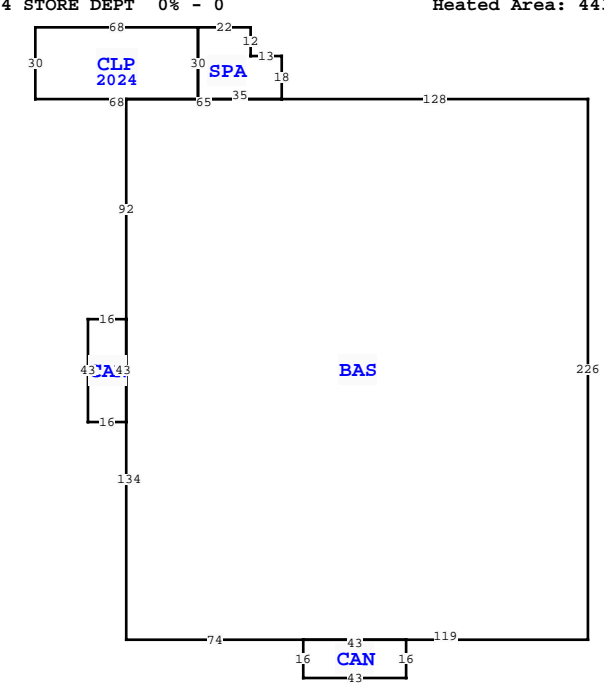
EXTRA FEATURES																												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND														
332 NW COLE TER, LAKE CITY																												
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td>05/13/2026</td> <td>MLU</td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </table>														BLD DATE		LGL DATE	05/13/2026	MLU	XF DATE		LAND DATE			INC DATE		AG DATE		
BLD DATE		LGL DATE	05/13/2026	MLU																								
XF DATE		LAND DATE																										
INC DATE		AG DATE																										

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W181 S282 E181 N282\$.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	15	HARDTILE	40
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		20	100
Frame	03	MASONRY	100
Common Wall		27	100
Story Height		20	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Quality	03	03	
DOR CODE	1500 REGIONAL SHOPPING		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	43,618	100	
CAN	688	30	
CAN	688	30	
CLP	2,040	40	2024
SPA	894	85	
TOTALS	47,928		
			45,606
			561,524

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3700	04	45,606	82.0841	49.25	2,246,096	1982	1982	25	0	0	50.00	25.00
4 STORE DEPT			0% - 0	Heated Area: 44378			HX Base Yr					



COLUMBIA COUNTY PROPERTY			PAGE 4 of 6	1
VALUATION SUMMARY			RECONCILE	
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE			5,999,900	
TOTAL MARKET OB/XF VALUE			0	
TOTAL LAND VALUE - MARKET			100	
TOTAL MARKET VALUE			6,000,000	
SOH/AGL Deduction			0	
ASSESSED VALUE			6,000,000	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			6,000,000	
TOTAL JUST VALUE			6,000,000	
NCON VALUE			640	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			6,000,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
378	REMODEL	225	10/11/2007
354	REMODEL	25	09/21/2007
3832	REMODEL	50	07/26/2006
3753	REMODEL	50	05/31/2006
2451	COMMERCIAL	300	08/29/2002
2334	COMMERCIAL	25	04/05/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0851/1977	1/13/1998	WD	Q	I		4,750,000

GRANTOR: GLEASON'S CORNER LTD  
 GRANTEE: GLEASON MALL LLC

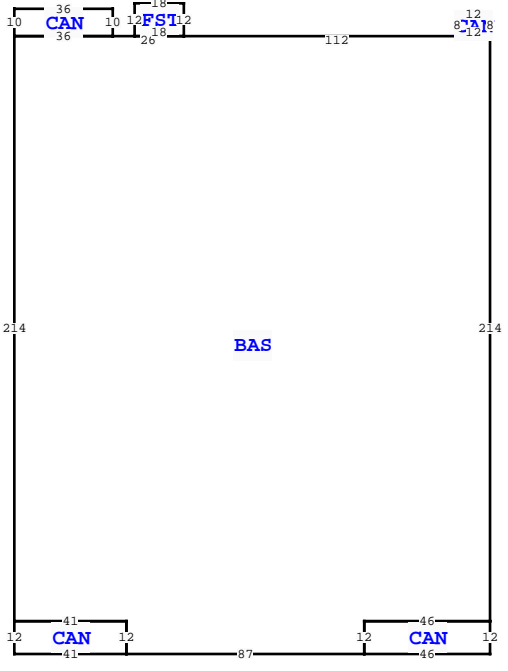
BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W128 W65 S92 S134 E74 E119 N226 \$	
SPA=[ORIG=-128,0] N18 W13 N12 W22 S30 E35 \$	
CAN=[ORIG=-193,92] W16 S43 E16 N43 \$	
CAN=[ORIG=-119,226] S16 E43 N16 W43 \$	
CLP=[YR=2024;ORIG=-231,0] N30 E68 S30 W68 \$	

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	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		20	100
Frame	03	MASONRY	100
Common Wall		6	100
Story Height		20	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	100
Quality	03	03	
DOR CODE	1500 REGIONAL SHOPPING		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	38,280	100	
CAN	96	30	
CAN	360	30	
CAN	492	30	
CAN	552	30	
FST	216	50	
TOTALS	39,996		
			38,839
			454,902

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3700	04	38,839	78.0889	46.85	1,819,607	1982	1982	25	0	50.00	25.00	
5 STORE DEPT 0% - 0 Heated Area: 38280 HX Base Yr												



COLUMBIA COUNTY PROPERTY			PAGE 5 of 6	1
VALUATION SUMMARY			RECONCILE	
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE			5,999,900	
TOTAL MARKET OB/XF VALUE			0	
TOTAL LAND VALUE - MARKET			100	
TOTAL MARKET VALUE			6,000,000	
SOH/AGL Deduction			0	
ASSESSED VALUE			6,000,000	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			6,000,000	
TOTAL JUST VALUE			6,000,000	
NCON VALUE			640	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			6,000,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1796	COMMERCIAL	915	05/10/2000
1763	COMMERCIAL	4,875	03/06/2000
1625	COMMERCIAL	343	08/30/1999
00000334	COMMERCIAL	360	11/29/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0851/1977	1/13/1998	WD	Q	I		4,750,000

GRANTOR: GLEASON'S CORNER LTD  
 GRANTEE: GLEASON MALL LLC

BUILDING NOTES												

BUILDING DIMENSIONS												
CAN= N8 W12 S8 E12\$ BAS= W112 FST= N12 W18 S12 E18\$ W26 CAN= N10 W36 S10 E36\$ W36 S214 CAN= S12 E41 N12 W41\$ E41 S12 E87 CAN= E46 N12 W46 S12\$ N12 E46 N214\$.												

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

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT

