

COMM SE COR OF W1/2 OF SW1/4,  
 RUN N 805.67 FT TO N R/W US-90  
 E ALONG R/W 1174.64 FT TO R/W

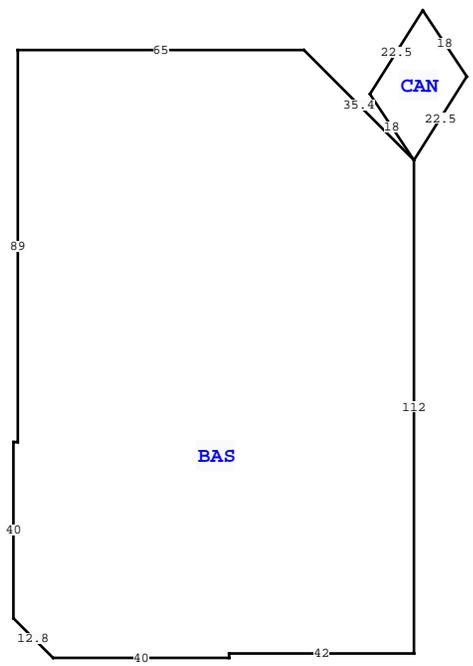
5517 KATINA REALTY CORP  
 PO BOX 1610  
 COCKEYSVILLE, MD 21030

**2026**

36-3S-16-02611-010  


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	80
Interior Floo	03	CONC FINSH	20
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		16	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	12,074	100	
CAN	370	30	
TOTALS	12,444		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3501	04	12,185	93.5743	95.45	1,163,058	2007	2007	0	0	19.00	81.00		
2 DRUG CHAIN 0% - 0 Heated Area: 12074 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			942,077
TOTAL MARKET OB/XF VALUE			84,075
TOTAL LAND VALUE - MARKET			1,009,125
TOTAL MARKET VALUE			2,035,277
SOH/AGL Deduction			0
ASSESSED VALUE			2,035,277
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,035,277
TOTAL JUST VALUE			2,035,277
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,028,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12-0382	REMODEL	150	02/19/2013
34	COMMERCIAL	5,963	02/22/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0249	12/15/2017	WD	U	I	40	4,100,000
GRANTOR: SHANRI-GLEASON PLACE						
GRANTEE: 5517 KATINA REALTY						
1073/0195	1/31/2006	WD	U	I	07	500,000
GRANTOR: ABSS AUTOMOTIVE INC						
GRANTEE: SHANRI-GLEASON PLAC						

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	2,686.00	UT	2.10	2.10	100	2007	2007	3	100	5,641	
2	0260	PAVEMENT-A	0	0	0	39,758.00	UT	1.85	1.85	100	0	0	3	100	73,552	
3	0140	CLFENCE 6	0	0	0	116.00	UT	9.50	9.50	100	0	0	3	100	1,102	
4	0253	LIGHTING	0	0	0	3.00	UT	1,260.00	1,260.00	100	0	0	3	100	3,780	
TOTALS														12,185	942,077	

2233 W US HIGHWAY 90 , LAKE CITY

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/08/2024	
LAND DATE		MLU	
AG DATE			

**BUILDING DIMENSIONS**  
 BAS= W65 S89 W1 S40 D9 R9 E40 N1 E42 N112 CAN= U19 R12 U15 L10 D19 L12 D15 R10 \$ U25 L25 \$.

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	1100	C	STORE 1FLR	0		00	0.00	0.00	58,500.00	SF		1.00	1.00	1.15	15.00	17.25	1,009,125							