COMM NE COR OF LOT 3 GLEASON PLA
DEG E 118.68 FT FOR POB, N48 DEG
FT TO CURVE, NW ALONG ARC 234.36

1031CF PORTFOLIO 5 DST
2603 MAIN ST, STE 1050
IRVINE, CA 92614

2027

36-3S-16-02611-022

BUILDING CHARACTERISTICS

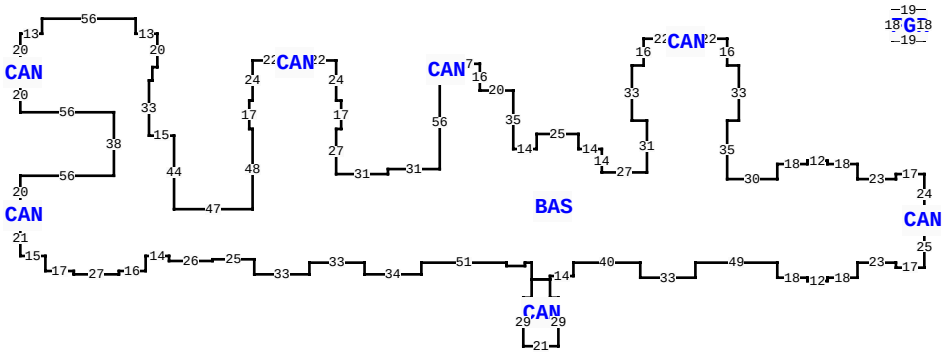
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		284 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		93 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	7400	HOMES FOR THE AGED
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	46,332	100		46,332	4,208,910
CAN	18	30		5	454
CAN	18	30		5	454
CAN	21	30		6	545
CAN	21	30		6	545
CAN	21	30		6	545
CAN	49	30		15	1,362
CAN	730	30		219	19,895
FGR	342	60		205	18,622
TOTALS	47,552			46,799	4,251,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0710	04	46,799	114.9120	97.68	4,571,326	2018	2018	0	0	0	7.00	93.00

1 EXCEP/ACLF 0% - 2024 Heated Area: 46332 HX Base Yr



213 NW GLEASON DR, LAKE CITY

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

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	0166	CONC,PAVMT	0	0	0	0	10,306.00	UT	2.00	2.00	100	2018	2018	3	100	20,612	
2	0260	PAVEMENT-A	0	0	0	0	46,092.00	UT	1.60	1.60	100	2018	2018	3	100	73,747	
3	0253	LIGHTING	0	0	0	0	17.00	UT	1,500.00	1,500.00	100	2018	2018	3	100	25,500	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2018	2018	3	100	1,200	
5	0295	SPKLR SYS	0	0	0	0	46,336.00	UT	1.75	1.75	100	2018	2018	3	100	81,088	
6	0169	FENCE/WOOD	0	0	0	0	1,050.00	UT	12.00	12.00	100	2018	2018	3	100	12,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	4,251,333
TOTAL MARKET OB/XF VALUE	214,747
TOTAL LAND VALUE - MARKET	716,250
TOTAL MARKET VALUE	5,182,330
SOH/AGL Deduction	0
ASSESSED VALUE	5,182,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,182,330
TOTAL JUST VALUE	5,182,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,182,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-004	COMMERCIAL	0	01/03/2018
17-0928	COMMERCIAL	0	11/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/634	9/01/2023	WD	U	I	35	11,650,000
GRANTOR: HARPER LAKE HOLDINGS						
GRANTEE: 1031CF PORTFOLIO 5						
1346/1025	10/19/2017	WD	U	V	30	720,000
GRANTOR: RIMROCK DEVELOPMENT L						
GRANTEE: HARPER LAKE HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S3 W23 N9 W18 N2 W12 S2 W18 S9 W30 N35 E7 N33 W7 N16 W22 CAN= W6 S3 E6 N3 $ S3 W6 N3 W22 S16 W7 S33 E9 S31 W27 N14 W14 N9 W25 S9 W14 N35 W20 N16 W17 CAN= W7 S7 E7 N7$ S7 W7 S56 W31 S3 W31 N27 E3 N17 W3 N24 W22 CAN= W6 S3 E6 N3$ S3 W6 N3 W22 S24 W2 S17 E2 S48 W47 N44 W15 N33 E2 N8 E3 N20 W13 N9 W56 S9 W13 S20 CAN= S7 E3 N7 W3$ E3 S7 W3 S20 E56 S38 W56 S20 CAN= S7 E3 N7 W3$ E3 S7 W3 S21 E15 S9 E17 S2 E27 N2 E16 N9 E14 S3 E26 N1 E25 S9 E33 N7 E33 S7 E34 N7 E51 S2 E11 N2 E4 S10 CAN= S11 W5 S29 E21 N29 W5 N11 W11$E11 N2 E14 N8 E40 S9 E33 N9 E49 S9 E18 S2 E12 N2 E18 N9 E23 S3 E17 N25 CAN= N7 W3 S7 E3 $ W3 N7 E3 N24$ PTR= N80 FGR= N18 W19 S18 E19$ S80$.

LAND DESCRIPTION

TOTAL OB/XF 214,747

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	7310	C	NURS HOME	0		CI	0.00	0.00	5.73	AC		1.00	1.00	1.00	125,000.00	125,000.00	716,250							

REVIEW DATE 10/13/2023 BY ME Total Acres: 5.73 Total Land Value: 716,250 Market: 0 Agricultural: 0 Common: 716,250 PRINTED 11/17/2026 BY SYS