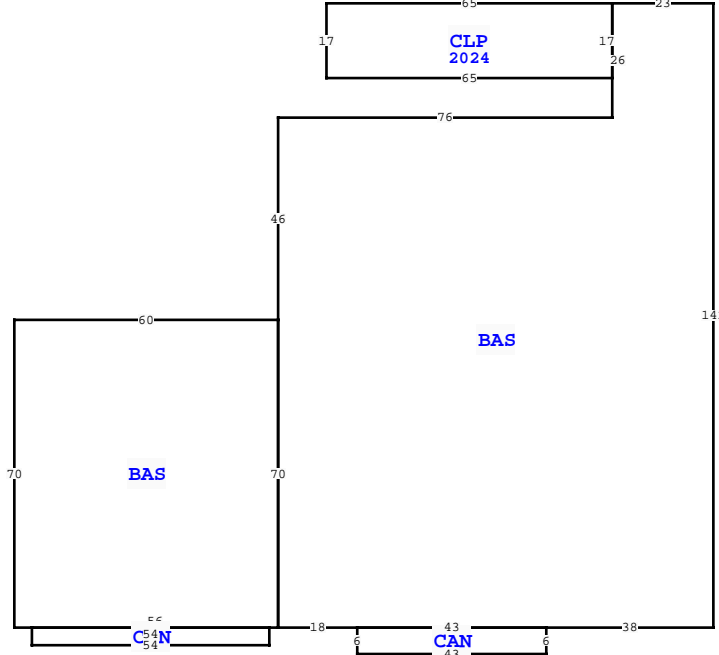


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	10	TERRAZZO	100
Ceiling	03	PART.FIN.	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		20	100
Frame	03	MASONRY	100
Story Height		18	100
RMS		0	100
Stories	1.	1.	100
Units		4	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
BAS	4,200	100	
BAS	12,082	100	
CAN	216	30	
CAN	258	30	
CLP	1,105	40	2024
TOTALS	17,861		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4000	04	16,866	94.2210	88.57	1,493,822	2011	2011	0	0	0	13.00	87.00	
1 SHOP REGNL 0% - 0 Heated Area: 16282 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			1,299,625
TOTAL MARKET OB/XF VALUE			141,567
TOTAL LAND VALUE - MARKET			929,570
TOTAL MARKET VALUE			2,370,762
SOH/AGL Deduction			0
ASSESSED VALUE			2,370,762
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,370,762
TOTAL JUST VALUE			2,370,762
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,301,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2059	COMMERCIAL	650	03/03/2011
2043	COMMERCIAL	2,797	02/24/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1241/0207	8/31/2012	WD	U	I	37	2,887,500
GRANTOR: LAKE CITY COMMONS RET						
GRANTEE: INLAND DIVERSIFIED						
1124/0466	6/28/2007	WD	U	V		200,000
GRANTOR: RICHARD C COLE & JANI						
GRANTEE: LAKE CITY COMMONS R						

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	58,980.00	UT	1.60	1.60	100	2011	2011	3	100	94,368	
2	0295	SPKLR SYS	0	0	0	0	16,282.00	UT	1.75	1.75	100	2011	2011	3	100	28,494	
3	0120	CLFENCE 4	0	0	0	0	190.00	UT	5.50	5.50	100	2011	2011	3	100	1,045	
4	0166	CONC, PAVMT	0	0	0	0	5,182.00	UT	2.25	2.25	100	2011	2011	3	100	11,660	
5	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2011	2011	3	100	6,000	

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	1500	C	SH CTR REG	0		CI	0.00	0.00	84,506.40	SF		1.00	1.00	1.00	11.00	11.00	929,570							