COMM SE COR OF SE1/4 OF SW1/4, R
FOR POB, RUN N 577.61 FT TO S R/
R/W 50 FT S TO SEC LINE, W TO PO

OLIVIA RAE INVESTMENTS INC
PO BOX 2147
LAKE CITY, FL 32056

2027

36-3S-16-02617-002

BUILDING CHARACTERISTICS

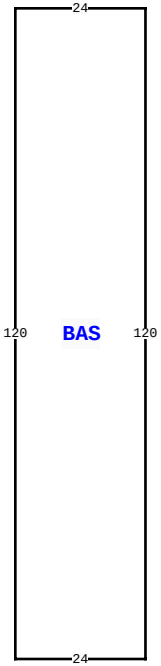
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100		2,880	120,416
TOTALS	2,880			2,880	120,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,880	102.7312	76.02	218,938	1985	1995	0	0	0	45.00	55.00

1 OFFICE LOW 0% - 2023 Heated Area: 2880 HX Base Yr



158 SW DOMINOS WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	276,296
TOTAL MARKET OB/XF VALUE	6,297
TOTAL LAND VALUE - MARKET	174,000
TOTAL MARKET VALUE	456,593
SOH/AGL Deduction	0
ASSESSED VALUE	456,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	456,593
TOTAL JUST VALUE	456,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	456,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18718	REMODEL	205	09/12/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1025	8/29/2022	WD	Q	I	01	510,000
GRANTOR: DOMINOS PROPERTIES, L						
GRANTEE: OLIVIA RAE INVESTME						
1425/1737	9/30/2020	WD	U	I	11	100
GRANTOR: STEPHEN N KIRALY						
GRANTEE: DOMINOS PROPERTIES,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S120 E24 N120$.

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	0253	LIGHTING	0	0	0	0	4.00	UT	100.00	100.00	100	1993	1993	3	100	400	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	5,897	

LAND DESCRIPTION

TOTAL OB/XF 6,297

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	1100	C	STORE 1FLR	0		CI	0.00	0.00	21,750.00	SF		1.00	1.00	0.50	16.00	8.00	174,000							

REVIEW DATE 07/11/2023 BY JB Total Acres: 0.50 Total Land Value: 174,000 Market: 0 Agricultural: 0 Common: 174,000 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SE1/4 OF SW1/4, R
FOR POB, RUN N 577.61 FT TO S R/
R/W 50 FT S TO SEC LINE, W TO PO

OLIVIA RAE INVESTMENTS INC
PO BOX 2147
LAKE CITY, FL 32056

2027

36-3S-16-02617-002

BUILDING CHARACTERISTICS

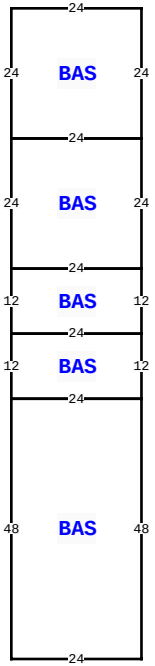
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	07	ENG PACKGE 100
Heating Type	03	FORCED AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	11,642
BAS	288	100		288	11,642
BAS	576	100		576	23,285
BAS	576	100		576	23,285
BAS	1,152	100		1,152	46,570
TOTALS	2,880			2,880	116,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,880	99.3200	73.50	211,680	1985	1995	0	0	0	45.00	55.00

2 OFFICE LOW 0% - 2023 Heated Area: 2880 HX Base Yr



158 SW DOMINOS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	276,296
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TOTAL LAND VALUE - MARKET	174,000
TOTAL MARKET VALUE	456,593
SOH/AGL Deduction	0
ASSESSED VALUE	456,593
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	456,593
TOTAL JUST VALUE	456,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	456,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1025	8/29/2022	WD	Q	I	01	510,000
GRANTOR: DOMINOS PROPERTIES, L						
GRANTEE: OLIVIA RAE INVESTME						
1425/1737	9/30/2020	WD	U	I	11	100
GRANTOR: STEPHEN N KIRALY						
GRANTEE: DOMINOS PROPERTIES,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S24 BAS= S24 BAS= S12 BAS= S12 BAS= S48 E24 N48 W24$ E24 N12 W24$ E24 N12 W24$ E24 N24 W24$ E24 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/11/2023 BY JB Total Acres: 0.50 Total Land Value: 174,000 Market: 0 Agricultural: 0 Common: 174,000 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SE1/4 OF SW1/4, R
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OLIVIA RAE INVESTMENTS INC
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LAKE CITY, FL 32056

2027

36-3S-16-02617-002

BUILDING CHARACTERISTICS

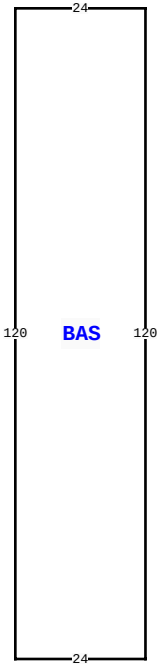
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
Stories	0	0 100
Units		12 100
Condition Adj	03	03 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100		2,880	39,456
TOTALS	2,880			2,880	39,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8300	06	2,880	91.3500	27.40	78,912	1985	1985	0	0	0	50.00	50.00

3 WAREH MINI 0% - 2023 Heated Area: 2880 HX Base Yr



158 SW DOMINOS WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

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TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	456,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	456,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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1425/1737	9/30/2020	WD	U	I	11	100
GRANTOR: STEPHEN N KIRALY						
GRANTEE: DOMINOS PROPERTIES,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S120 E24 N120$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/11/2023 BY JB Total Acres: 0.50 Total Land Value: 174,000 Market: 0 Agricultural: 0 Common: 174,000 PRINTED 11/17/2026 BY SYS