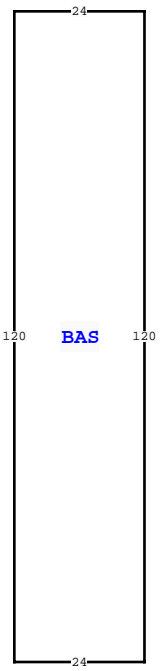


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	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
BAS	2,880	100	
TOTALS	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		
1	OFFICE LOW	0%	- 2023									Heated Area: 2880	HX Base Yr



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			458,636

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	Q	I	01	510,000
GRANTOR: DOMINOS PROPERTIES, L						
GRANTEE: OLIVIA RAE INVESTME						
1425/1737	9/30/2020	WD U	U	I	11	100
GRANTOR: STEPHEN N KIRALY						
GRANTEE: DOMINOS PROPERTIES,						

EXTRA FEATURES		158 SW DOMINOS WAY, LAKE CITY														
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	0253	LIGHTING	0	0	0	4.00	UT	100.00	100.00	100	1993	1993	3	100	400	
2	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	5,897	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 S120 E24 N120\$.	

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		CI	0.00	0.00	21,750.00	SF		1.00	1.00	0.50	16.00	8.00	174,000							

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

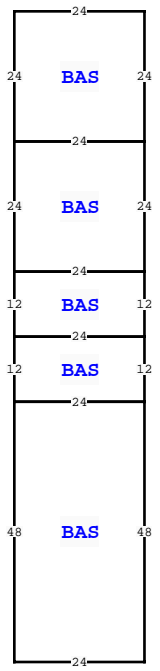
OLIVIA RAE INVESTMENTS INC
PO BOX 2147
LAKE CITY, FL 32056

2026

36-3S-16-02617-002


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



L	OB/XF	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	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY		PAGE 2 of 3	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
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TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		456,593	
TOTAL JUST VALUE		456,593	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		458,636	

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1425/1737	9/30/2020	WD U	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\$.

