COMM SE COR OF SW1/4, W 1197.15 FT, SE 128.88 FT, NE 184.73 FT T HWY-90, SE ALONG R/W 92.34 FT FO

ALPINE INCOME PROPERTY OP, LP
C/O ALPINE INCOME PROPERTY TRS, 1140 N WILLIAMSON BLVD SUITE
DAYTON BEACH, FL 42114

2027

36-3S-16-02617-006

BUILDING CHARACTERISTICS

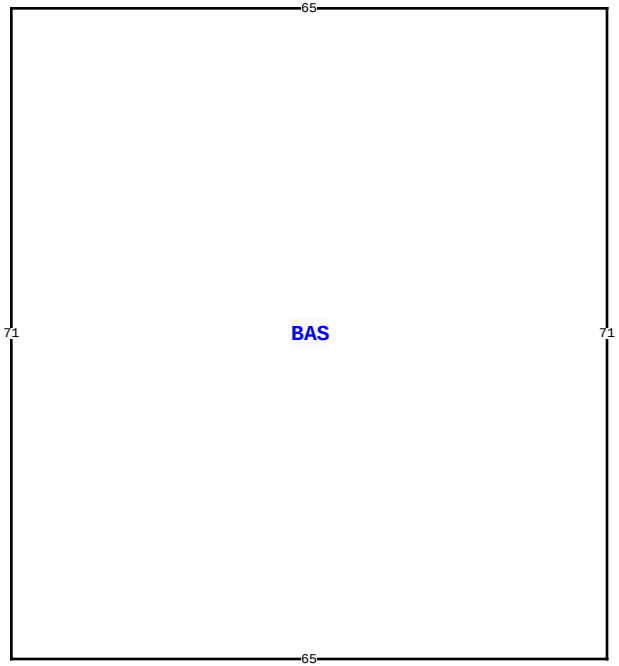
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	05	STEEL 100
Story Height		16 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	05	05 100
Quality	07	07
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	4,615	100		4,615	363,270
TOTALS	4,615			4,615	363,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	4,615	135.1557	86.50	399,198	2014	2014	0	0	0	9.00	91.00

1 STORE RETL 0% - 2023 Heated Area: 4615 HX Base Yr



2392 W US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	363,270
TOTAL MARKET OB/XF VALUE	22,168
TOTAL LAND VALUE - MARKET	314,540
TOTAL MARKET VALUE	699,978
SOH/AGL Deduction	0
ASSESSED VALUE	699,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	699,978
TOTAL JUST VALUE	699,978
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	699,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32255	COMMERCIAL	275	09/30/2014
31967	COMMERCIAL	1,865	07/28/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/1585	9/21/2022	WD	U	I	11	0
GRANTOR: ARCP MF LAKE CITY FL,						
GRANTEE: ALPINE INCOME PROPE						
1475/745	9/12/2022	WD	U	I	37	2,260,714
GRANTOR: COLE GADSDEN AL, LLC						
GRANTEE: ALPINE INCOME PROPE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W65 S71 E65 N71$.

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	0260	PAVEMENT-A	0	0	0	0	7,500.00	UT	1.60	1.60	100	2014	2014	3	100	12,000	
2	0166	CONC,PAVMT	0	0	0	0	1,292.00	UT	2.00	2.00	100	2014	2014	3	100	2,584	
3	0164	CONC BIN	0	0	12	12	144.00	UT	11.00	11.00	100	2014	2014	3	100	1,584	
4	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2014	2014	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 22,168

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	99.00	153.00	15,727.00	SF		1.00	1.00	1.25	16.00	20.00	314,540							

REVIEW DATE 04/23/2024 BY TP Total Acres: 0.35 Total Land Value: 314,540 Market: 0 Agricultural: 0 Common: 314,540 PRINTED 11/16/2026 BY SYS