

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

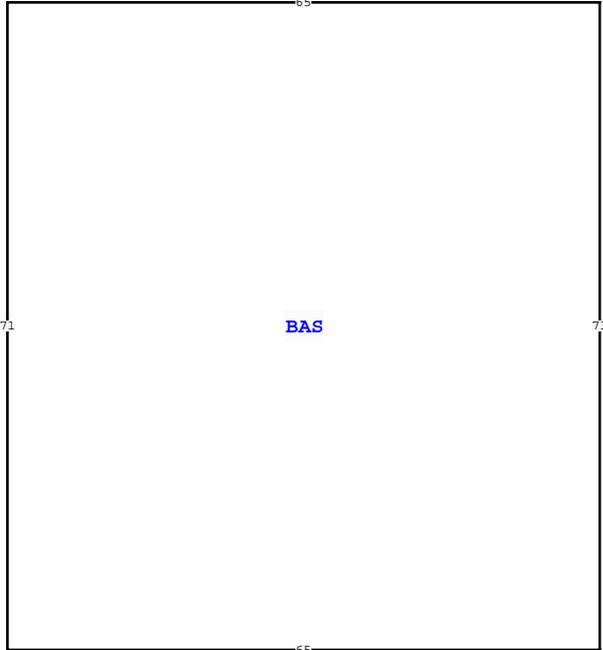
2026

36-3S-16-02617-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC 80	
Exterior Wall	15	CONC BLOCK 20	
Roof Structure	09	RIDGE FRME 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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
BAS	4,615	100	
TOTALS	4,615		4,615 397,329

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	STORE RETL	0%	- 2023	94.61	436,625	2014	2014	0	0	9.00	91.00	Heated Area: 4615 HX Base Yr	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			397,329	
TOTAL MARKET OB/XF VALUE			22,168	
TOTAL LAND VALUE - MARKET			294,881	
TOTAL MARKET VALUE			714,378	
SOH/AGL Deduction			0	
ASSESSED VALUE			714,378	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			714,378	
TOTAL JUST VALUE			714,378	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			685,384	

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						

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	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	

TOTAL OB/XF										22,168							
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						2392 W US HIGHWAY 90	, LAKE CITY				04/08/2024	MLU					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W65 S71 E65 N71\$.									

LAND DESCRIPTION										TOTAL OB/XF										22,168									
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	99.00	153.00	15,727.00	SF		1.00	1.00	1.25	15.00	18.75	294,881												