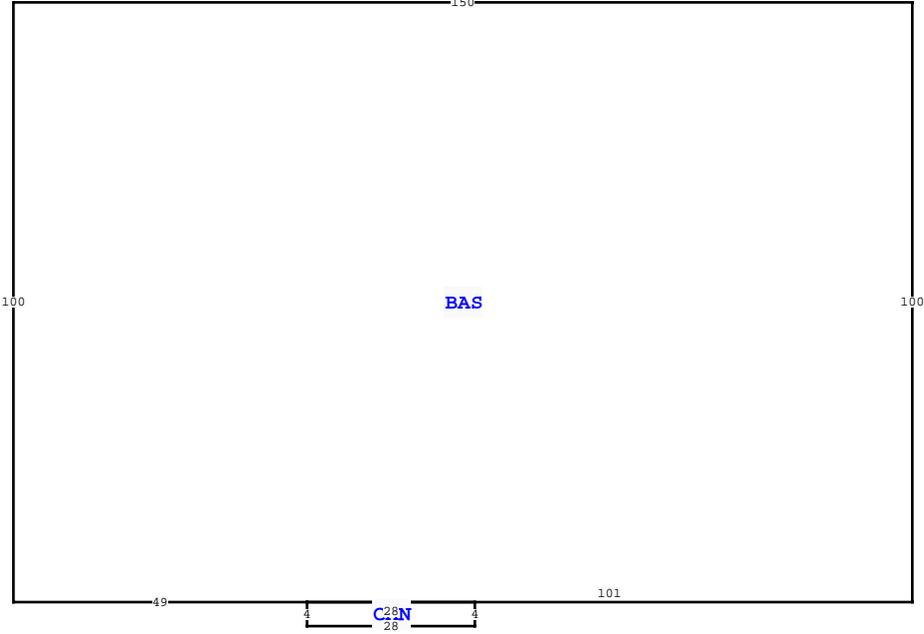


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	04	PLYWOOD 90	
Interior Wall	05	DRYWALL 10	
Interior Floo	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		5 100	
Frame	05	STEEL 100	
Story Height		16 100	
RMS		4 100	
Stories	1.	1. 100	
Units		0 100	
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	15,000	100	
CAN	112	30	
TOTALS	15,112		
	15,034		716,882

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
8800	04	15,034	109.1768	52.40	787,782	2014	2014	0	0	9.00	91.00	
2 PREF M B R 0% - 2024 Heated Area: 15000 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			716,882
TOTAL MARKET OB/XF VALUE			122,254
TOTAL LAND VALUE - MARKET			632,105
TOTAL MARKET VALUE			1,471,241
SOH/AGL Deduction			0
ASSESSED VALUE			1,471,241
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,471,241
TOTAL JUST VALUE			1,471,241
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,433,889

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32258	COMMERCIAL	0	09/04/2014
32293	COMMERCIAL	1,192	06/16/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1370/0244	9/21/2018	WD	U	I	37	3,386,700
GRANTOR: LAKE CITY 1824 LLC						
GRANTEE: NATIONAL RETAIL PRO						
1275/2489	6/05/2014	WD	Q	I	03	625,000
GRANTOR: HARDY MANAGEMENT CO I						
GRANTEE: LAKE CITY 1824 LLC						

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	53,890.00	UT	1.60	1.60	100	2014	2014	3	100	86,224	
2	0253	LIGHTING	0	0	0	3.00	UT	1,500.00	1,500.00	100	2014	2014	3	100	4,500	
3	0295	SPKLR SYS	0	0	0	15,000.00	UT	1.75	1.75	100	2014	2014	3	100	26,250	
4	0140	CLFENCE 6	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
5	0166	CONC, PAVMT	0	0	0	2,140.00	UT	2.00	2.00	100	2014	2014	3	100	4,280	

BUILDING NOTES	
1824 W US HIGHWAY 90 , LAKE CITY	

BUILDING DIMENSIONS	
BAS= W150 S100 E49 CAN= S4 E28 N4 W28\$ E101 N100\$.	

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	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	215.00	350.00	75,250.00	SF		1.00	1.00	0.75	10.00	7.50	564,375									
2	1000	C	VACANT COMME	0		CI	0.00	0.00	35,170.00	SF		1.00	1.00	1.00	1.35	1.35	47,480									
3	1000	C	VACANT COMME	0		CI	0.00	0.00	60,000.00	SF		1.00	1.00	0.25	1.35	0.34	20,250									