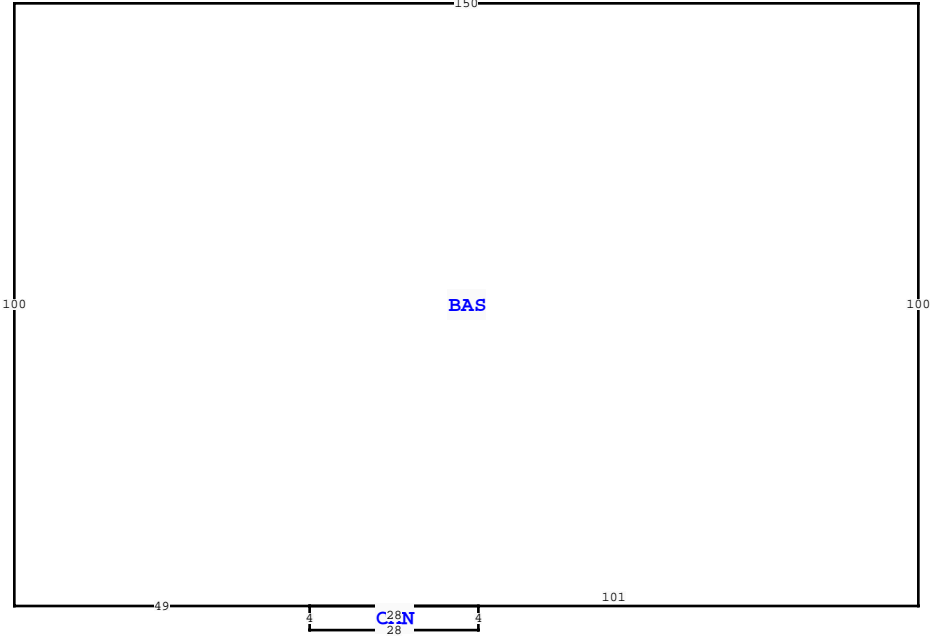




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	27	PREFIN	MTL	100	
Roof Structur	10	STEEL	FRME	100	
Roof Cover	14	PREFIN	MT	100	
Interior Wall	04	PLYWOOD	90		
Interior Wall	05	DRYWALL	10		
Interior Floo	03	CONC	FINSH	100	
Ceiling	03	PART.FIN.	100		
Air Condition	06	ENG	CENTRL	100	
Heating Type	09	ENG F	AIR	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	15,000	100		15,000	670,625
CAN	112	30		34	1,520
TOTALS	15,112			15,034	672,144

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	PREF M B R	0%	- 2024	49.13	738,620	2014	2014	0	0	9.00	91.00
Heated Area: 15000 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		672,144	
TOTAL MARKET OB/XF VALUE		122,254	
TOTAL LAND VALUE - MARKET		696,067	
TOTAL MARKET VALUE		1,490,465	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,490,465	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,490,465	
TOTAL JUST VALUE		1,490,465	
NCON VALUE		0	
INCOME VALUE		0	
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	

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	11.00	8.25	620,812							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	35,170.00	SF		1.00	1.00	1.00	1.50	1.50	52,755							
3	1000	C	VACANT COMME	0		CI	0.00	0.00	60,000.00	SF		1.00	1.00	0.25	1.50	0.38	22,500							

BUILDING NOTES

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