LOT 10 BLOCK B WESTWOOD PARK
EX N 18 FT OF W 25 FT & ALL OF
LOT 11 & THAT PORTION OF DIXIE

ALDI (FLORIDA) LLC
PO BOX 460049, DEPT 501
HOUSTON, TX 77056

2027

36-3S-16-02633-000

BUILDING CHARACTERISTICS

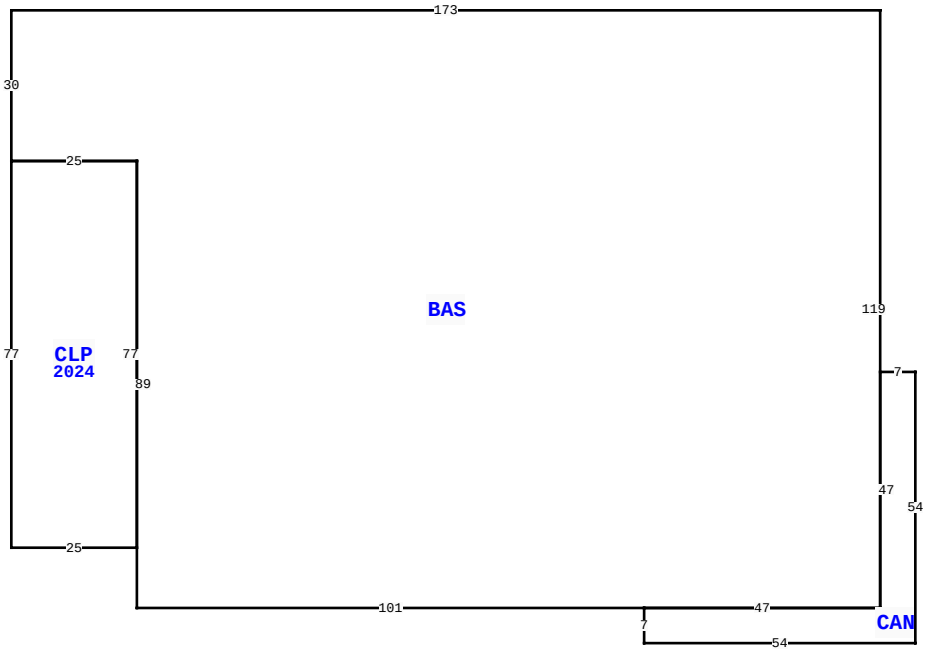
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1400	SUPERMARKET
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	18,362	100		18,362	1,018,357
CAN	707	30		212	11,758
CLP	1,925	40	2024	770	42,704
TOTALS	20,994			19,344	1,072,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4200	04	19,344	79.7335	59.00	1,141,296	2017	2017	0	0	0	6.00	94.00

1 SUPER MRKT 0% - 0 Heated Area: 18362 HX Base Yr



2016 W US HIGHWAY 90 , LAKE CITY

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

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	0295	SPKLR SYS	0	0	0	0	18,362.00	UT	1.75	1.75	100	2017	2017	3	100	32,134	
2	0260	PAVEMENT-A	0	0	0	0	40,000.00	UT	1.60	1.60	100	2017	2017	3	100	64,000	
3	0166	CONC,PAVMT	0	0	0	0	3,500.00	UT	2.25	2.25	100	2017	2017	3	100	7,875	
4	0253	LIGHTING	0	0	0	0	6.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	9,000	
5	0120	CLFENCE 4	0	0	0	0	89.00	UT	5.50	5.50	100	2017	2017	3	100	490	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,072,818
TOTAL MARKET OB/XF VALUE	113,499
TOTAL LAND VALUE - MARKET	1,723,724
TOTAL MARKET VALUE	2,910,041
SOH/AGL Deduction	0
ASSESSED VALUE	2,910,041
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,910,041
TOTAL JUST VALUE	2,910,041
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,910,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-943	COMMERCIAL	0	10/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0821	7/06/2016	WD	Q	V	01	400,000
GRANTOR: HOME DEPOT USA INC						
GRANTEE: ALDI (FLORIDA) LLC						
1318/0818	6/30/2016	WD	Q	I	01	1,137,500
GRANTOR: ESKEBEE INC						
GRANTEE: ALDI (FLORIDA) LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W173 S30 E25 S89 E101 E47 N119 $
CAN=[ORIG=-47,119] S7 E54 N54 W7 S47 W47 $
CLP=[YR=2024;ORIG=-173,30] E25 S77 W25 N77 $
.

LAND DESCRIPTION

TOTAL OB/XF 113,499

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	1400	C	SUPERMARKT	0		CI	0.00	0.00	22,346.00	SF		1.00	1.00	1.35	16.00	21.60	482,674							
2	1400	C	SUPERMARKT	0		CI	0.00	0.00	57,456.00	SF		1.00	1.00	1.35	16.00	21.60	1,241,050							

REVIEW DATE 03/23/2026 BY JB Total Acres: 1.83 Total Land Value: 1,723,724 Market: 0 Agricultural: 0 Common: 1,723,724 PRINTED 11/17/2026 BY SYS