

COMM SW COR OF SE1/4, E 203.55 F
SR-247, NE 41 DEG ALONG R/W 118.
42.96 FT, E 175.16 FT FOR POB, C

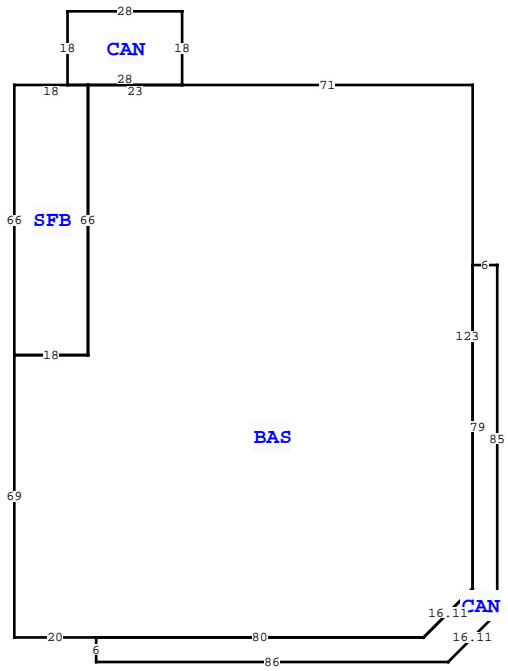
1897 DEL PRADO BLVD, LLC/NEW INVESTMENT BANK BUILD
6180 NW 63 WAY
PARKLAND, FL 33067

2026

36-3S-16-02637-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	CORK/VTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		12	100
Frame	03	MASONRY	100
Story Height		18	100
RMS		6	100
Stories	1.	1.100	
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36316.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	13,860	100	
CAN	504	30	
CAN	1,134	30	
SFB	1,188	80	
TOTALS	16,686		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3501	04	15,301	88.8179	88.82	1,359,035	2000	2000	0	0	0	33.00	67.00	
1 DRUG CHAIN 0% - 2026 Heated Area: 15048 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			910,553
TOTAL MARKET OB/XF VALUE			92,206
TOTAL LAND VALUE - MARKET			1,857,398
TOTAL MARKET VALUE			2,860,157
SOH/AGL Deduction			0
ASSESSED VALUE			2,860,157
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,860,157
TOTAL JUST VALUE			2,860,157
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,838,224
SALE:1:1: ORB 887-788 THRU 794,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044105	Roof Replacement	150,579	04/05/2022
3849	REMODEL	70	08/11/2006
1849	COMMERCIAL	4,800	06/29/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/1724	12/30/2025	WD	U	I	37	4,436,000
GRANTOR: CP THUNDER FS LLC						
GRANTEE: 1897 DEL PRADO BLVD						
1474/2067	8/26/2022	WD	U	I	37	5,800,000
GRANTOR: WALGREEN CO						
GRANTEE: CP THUNDER FS 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	0	45,424.00	UT	1.10	1.10	100	2000	2000	3	100	49,966	
2	0166	CONC, PAVMT	0	0	0	0	3,374.00	UT	2.00	2.00	100	2000	2000	3	100	6,748	
3	0253	LIGHTING	0	0	0	0	10.00	UT	1,000.00	1,000.00	100	2000	2000	3	100	10,000	
4	0169	FENCE/WOOD	0	0	0	0	70.00	UT	6.00	6.00	100	2000	2000	3	100	420	
5	0120	CLFENCE 4	0	0	0	0	1,000.00	UT	2.50	2.50	100	2000	2000	3	100	2,500	
6	0295	SPKLR SYS	0	0	0	0	15,048.00	UT	1.50	1.50	100	2000	2000	3	100	22,572	

TOTAL OB/XF													
92,206													
2094 W US HIGHWAY 90 , LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/11/2026 MLU													

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W71 CAN= N18 W28 S18 E28\$ W23 SFB= W18 S66 E18 N66\$ S66 W18 S69 E20 CAN= S6 E86 R12 U12 N85 W6 S79 D12 L12 W80\$ E80 R12 U12 N123\$.													

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	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			0.00	0.00	87,120.00	SF		1.00	1.00	1.30	16.00	20.80	1,812,096							
2	1001	C	MISC COMMERC	0			0.00	0.00	2,178.00	SF		1.00	1.00	1.30	16.00	20.80	45,302							