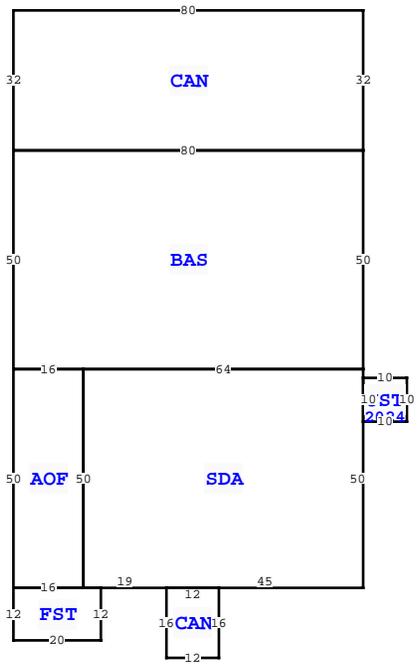


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	03	PART.FIN. 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		8 100	
Frame	05	STEEL 100	
Story Height		14 100	
RMS		3 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	800	110	
BAS	4,000	100	
CAN	192	30	
CAN	2,560	30	
FST	240	50	
SDA	3,200	110	
UST	100	40	2024
TOTALS	11,092		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	PREF M B A	0%	- 2022		267,126	1984	1984	0	0	40.00	60.00
Heated Area: 8000 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		691,711	
TOTAL MARKET OB/XF VALUE		107,318	
TOTAL LAND VALUE - MARKET		481,600	
TOTAL MARKET VALUE		1,280,629	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,280,629	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,280,629	
TOTAL JUST VALUE		1,280,629	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,266,013	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27021	ADDN COMM	700	05/19/2008
24854	STORAGE	95	08/11/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/188	12/23/2021	WD	U	I	30	5,000,000
GRANTOR: LC CASTLE PROPERTIES						
GRANTEE: LKQ SOUTHEAST INC						
1350/1434	12/21/2017	WD	U	V	30	205,000
GRANTOR: VICKY LEVENE						
GRANTEE: LC CASTLE PROPERTIE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0119	MASONRY WA	0	0	0	1.00	UT	0.00	0.00	100	0
2	0140	CLFENCE 6	0	0	0	6,400.00	UT	7.50	7.50	100	1998
3	0260	PAVEMENT-A	0	0	0	20,700.00	UT	2.00	2.00	100	1998
4	0020	BARN, FR	0	0	17	357.00	UT	12.00	12.00	100	1998
5	0251	LEAN TO W/	0	0	0	1,517.00	UT	4.00	4.00	50	1998
6	0150	CLFENCE 8	0	0	0	1.00	UT	0.00	0.00	100	1995
7	0253	LIGHTING	0	0	0	1.00	UT	0.00	0.00	100	2024
8	0070	CARPORT UF	0	0	0	2.00	UT	500.00	500.00	100	2024
9	0070	CARPORT UF	0	0	0	2.00	UT	800.00	800.00	100	2023

TOTAL OB/XF												107,318			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	4800	C	WAREHOUSE	0		I	0.00	0.00	25.95	AC	1.00				
2	1001	C	MISC COMMERC	0		I	0.00	0.00	34.25	AC	1.00				

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W80 S50 E16 E64 N50 \$											
SDA=[ORIG=-64,50] S50 E19 E45 N50 W64 \$											
CAN=[ORIG=0,0] N32 W80 S32 E80 \$											
AOF=[ORIG=-80,50] S50 E16 N50 W16 \$											
FST=[ORIG=-64,100] W16 S12 E20 N12 W4 \$											
CAN=[ORIG=-45,100] S16 E12 N16 W12 \$											
UST=[YR=2024;ORIG=0,52] E10 S10 W10 N10 \$											

LAND DESCRIPTION												TOTAL OB/XF				107,318			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	4800	C	WAREHOUSE	0		I	0.00	0.00	25.95	AC	1.00								
2	1001	C	MISC COMMERC	0		I	0.00	0.00	34.25	AC	1.00								

COMM SE COR OF NE1/4 OF SE1/4, W
756.80 FT FOR POB, CONT NW 309.2
FT TO S R/W OF US-90, E 258.70 F

LKQ SOUTHEAST INC
500 WEST MADISON ST SUITE 2800
CHICAGO, IL 60661

2026

36-3S-17-07398-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		0 100	
Frame	05	STEEL 100	
Story Height		24 100	
RMS		1 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
AOF	420	110	2023
AOF	580	110	2023
BAS	15,000	100	
CAN	5,000	30	
CAN	5,723	30	2026
CLP	5,102	40	2026
MEZ	420	20	2024
MEZ	580	20	2024
UST	2,500	40	
UST	10,895	40	
TOTALS	46,220		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8700	04	26,916	78.3590	31.34	843,547	1998	1998	0	0	0 37.00	63.00

2 PREF M B A 0% - 2022 Heated Area: 16000 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		691,711	
TOTAL MARKET OB/XF VALUE		107,318	
TOTAL LAND VALUE - MARKET		481,600	
TOTAL MARKET VALUE		1,280,629	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,280,629	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,280,629	
TOTAL JUST VALUE		1,280,629	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,266,013	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/188	12/23/2021	WD	U	I	30	5,000,000
GRANTOR: LC CASTLE PROPERTIES						
GRANTEE: LKQ SOUTHEAST INC						
1350/1434	12/21/2017	WD	U	V	30	205,000
GRANTOR: VICKY LEVENE						
GRANTEE: LC CASTLE PROPERTIE						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=-155,119] S180 E80 N186 W30 N14 W21 S20 W29 \$	
UST=[ORIG=-50,0] W130 S99 E25 E80 N79 E25 N20 \$	
CAN=[ORIG=-180,99] S200 E25 N200 W25 \$	
UST=[ORIG=-75,199] S100 E25 N100 W25 \$	
AOF=[YR=2023;ORIG=-126,99] S20 W29 N20 E29 \$	
MEZ=[YR=2024;ORIG=-239,100] E29 S20 W29 N20 \$	
AOF=[YR=2023;ORIG=-75,99] S14 W30 N14 E30 \$	
MEZ=[YR=2024;ORIG=86,111] E30 S14 W30 N14 \$	
CAN=[YR=2026;ORIG=-75,199] E25 N147 E24 N52 W24 S20 W25 S179 \$	
CLP=[YR=2026;ORIG=-26,0] E26 S127 W50 N75 E24 N52 \$	

LAND DESCRIPTION														
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

TOTAL OB/XF									
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV