COMM NW COR, RUN S 960.90 FT, E 1843.94 FT FOR POB, RUN E 1220.7 OF W1/2 OF NW1/4 OF NE1/4 S 766.

UNITED STATES COLD STORAGE INC FERRY TERMINAL BLDG
2 AQUARIUM DRIVE SUITE 400
CAMDEN, NJ 08103

2027

36-3S-17-07463-004

BUILDING CHARACTERISTICS

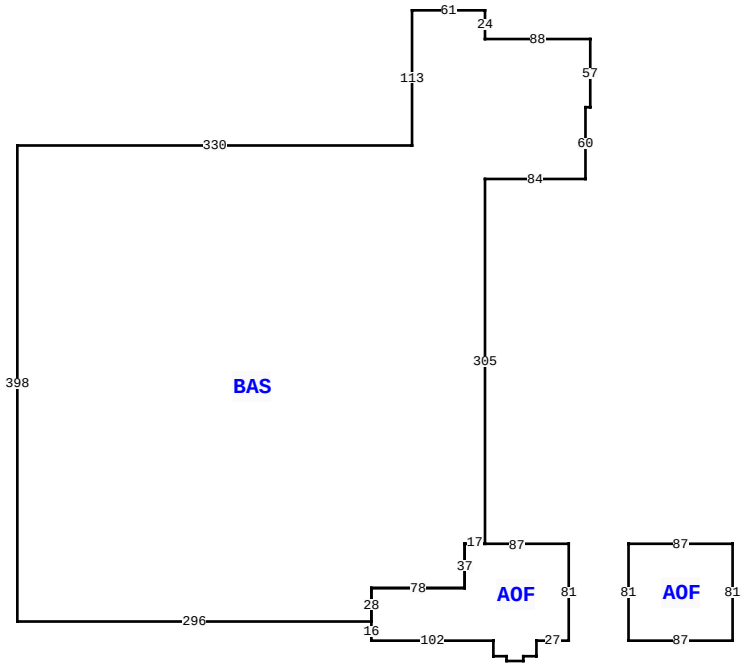
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 100
Interior Floo	04	C ABOVE GD 100
Air Condition	10	ENG SPLIT 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	06	FIREPROOF 100
Story Height		45 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	7,047	150		10,570	943,013
AOF	11,003	150		16,504	1,472,421
BAS	169,278	100		169,278	15,102,306
TOTALS	187,328			196,352	17,517,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7010	06	196,352	236.5215	108.80	21,363,098	2008	2008	0	0	0	18.00	82.00

1 EXCEP COLD STRG 0% - 0 Heated Area: 187328 HX Base Yr



211 NE MCCLOSKEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 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	187,765.00	UT	1.75	1.75	100	2008	2008	3	100	328,589	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0260	PAVEMENT-A	0	0	0	0	32,264.00	UT	1.60	1.60	100	2008	2008	3	100	51,622	
4	0166	CONC,PAVMT	0	0	0	0	102,080.00	UT	2.00	2.00	100	2008	2008	3	100	204,160	
5	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2008	2008	3	100	10,500	
6	0150	CLFENCE 8	0	0	0	0	4,000.00	UT	10.00	10.00	100	2008	2008	3	100	40,000	
7	0297	SHED CONCR	0	0	0	0	360.00	UT	10.00	10.00	100	2008	2008	3	100	3,600	
8	0253	LIGHTING	0	0	0	0	4.00	UT	1,500.00	1,500.00	100	2013	2013	3	100	6,000	
9	0166	CONC,PAVMT	0	0	343	210	72,030.00	UT	2.00	2.00	100	2013	2013	3	100	144,060	
10	0295	SPKLR SYS	0	0	0	0	106,063.00	UT	1.75	1.75	100	2013	2013	3	100	185,610	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		44,272,034
TOTAL MARKET OB/XF VALUE		1,305,776
TOTAL LAND VALUE - MARKET		567,936
TOTAL MARKET VALUE		46,145,746
SOH/AGL Deduction		0
ASSESSED VALUE		46,145,746
TOTAL EXEMPTION VALUE	ID	10,384,474
BASE TAXABLE VALUE		35,761,272
TOTAL JUST VALUE		46,145,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		46,145,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052743	Electrical Servic		03/28/2025
000047870	New Commercial Co	28,649,393	08/10/2023
000042499	Additions	2,000,000	07/21/2022
32267	ADDN COMM	1,510	09/05/2014
30794	ADDN COMM	55,250	02/21/2013
26119	COMMERCIAL	87,191	08/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1072	1/24/2023	WD	U	I	17	300,000
GRANTOR: HOPEFUL BAPTIST CHURC						
GRANTEE: UNITED STATES COLD						
1318/2328	6/09/2016	WD	U	I	17	100
GRANTOR: FLORIDA BAPTIST CONVE						
GRANTEE: HOPEFUL BAPTIST CHU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W88 N24 W61 S113 W330 S398 E296 N28 E78 N37 E17 N305 E84 N60 E4 N57 $
AOF=[ORIG=-183,487] S16 E102 S13 E11 S4 E14 N4 E11 N13 E27 N81 W87 S37 W78 S28 $
AOF=[ORIG=32,503] E87 N81 W87 S81 $
PTR=[ORIG=-18,503] E50 W50 $
PTR=[ORIG=-4,117] E100 W100 $
.

LAND DESCRIPTION

TOTAL OB/XF 977,141

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	4800	C	WAREHOUSE	0			0.00	0.00	25.41	AC		1.00	1.00	1.00	20,000.00	20,000.00	508,200							
2	4000	C	VAC INDUSTRI	0		I	0.00	0.00	2.42	AC		1.00	1.00	1.00	8,000.00	8,000.00	19,360							
3	4000	C	VAC INDUSTRI	0		00	0.00	0.00	3.57	AC		1.00	1.00	1.00	10,000.00	10,000.00	35,700							
4	4000	C	VAC INDUSTRI	0		00	0.00	0.00	0.33	AC		1.00	1.00	0.60	20,000.00	12,000.00	3,960							
5	9601	C	RETENTION AR	0			0.00	0.00	4.09	AC		1.00	1.00	1.00	175.00	175.00	716							

REVIEW DATE 03/23/2026 BY JB Total Acres: 35.82 Total Land Value: 567,936 Market: 0 Agricultural: 0 Common: 567,936 PRINTED 11/16/2026 BY SYS

COMM NW COR, RUN S 960.90 FT, E 1843.94 FT FOR POB, RUN E 1220.7 OF W1/2 OF NW1/4 OF NE1/4 S 766.

UNITED STATES COLD STORAGE INC FERRY TERMINAL BLDG
2 AQUARIUM DRIVE SUITE 400
CAMDEN, NJ 08103

2027

36-3S-17-07463-004

BUILDING CHARACTERISTICS

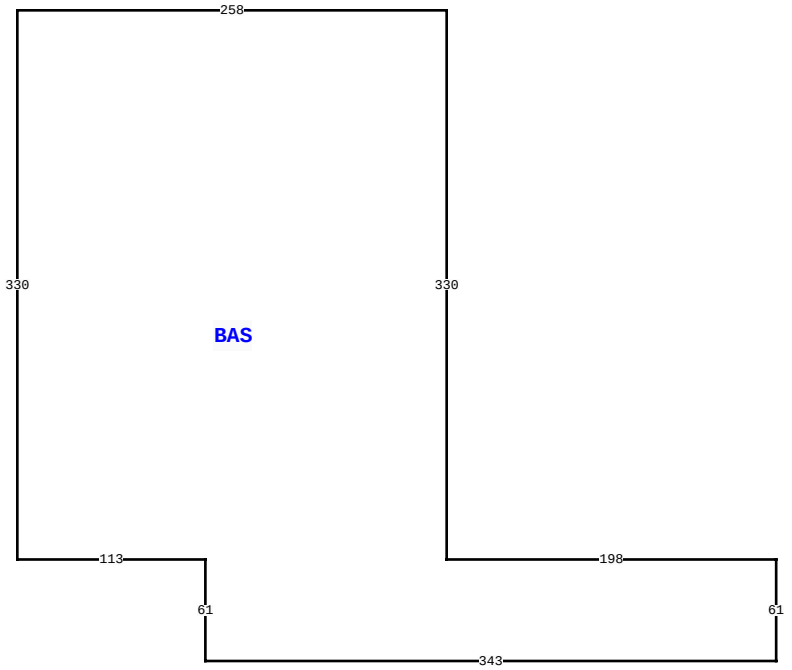
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 100
Interior Floo	04	C ABOVE GD 100
Ceiling	03	PART.FIN. 100
Air Condition	10	ENG SPLIT 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	06	FIREPROOF 100
Story Height		45 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	106,063	100		106,063	12,036,136
TOTALS	106,063			106,063	12,036,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7010	06	106,063	274.1082	126.09	13,373,484	2013	2013	0	0	0	10.00	90.00

2 EXCEP COLD STRG 0% - 0 Heated Area: 106063 HX Base Yr



211 NE MCCLOSKEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		44,272,034
TOTAL MARKET OB/XF VALUE		1,305,776
TOTAL LAND VALUE - MARKET		567,936
TOTAL MARKET VALUE		46,145,746
SOH/AGL Deduction		0
ASSESSED VALUE		46,145,746
TOTAL EXEMPTION VALUE	ID	10,384,474
BASE TAXABLE VALUE		35,761,272
TOTAL JUST VALUE		46,145,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		46,145,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25842	COMMERCIAL	2,365	05/24/2007
25822	M H	0	05/18/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1072	1/24/2023	WD	U	I	17	300,000
GRANTOR: HOPEFUL BAPTIST CHURC						
GRANTEE: UNITED STATES COLD						
1318/2328	6/09/2016	WD	U	I	17	100
GRANTOR: FLORIDA BAPTIST CONVE						
GRANTEE: HOPEFUL BAPTIST CHU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W258 S330 E113 S61 E343 N61 W198 N330$.

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
11	0295	SPKLR SYS	0	0	0	0	8,494.00	UT	1.75	1.75	100	2023	2022		100	14,865	
12	0283	RR SPUR	0	0	650	0	1.00	UT	84,200.00	84,200.00	100	2023	2022		100	84,200	
13	0070	CARPORT UF	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
14	0040	BARN,POLE	0	0	38	18	684.00	UT	8.00	8.00	100	2025	2024		100	5,472	
15	0166	CONC,PAVMT	0	0	130	115	14,950.00	UT	3.00	3.00	100	2025	2024		100	44,850	
16	0295	SPKLR SYS	0	0	0	0	100,999.00	UT	1.75	1.75	100	2025	2024		100	176,748	

LAND DESCRIPTION

TOTAL OB/XF 328,635

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

REVIEW DATE 03/23/2026 BY JB Total Acres: 35.82 Total Land Value: 567,936 Market: 0 Agricultural: 0 Common: 567,936 PRINTED 11/16/2026 BY SYS

COMM NW COR, RUN S 960.90 FT, E 1843.94 FT FOR POB, RUN E 1220.7 OF W1/2 OF NW1/4 OF NE1/4 S 766.

UNITED STATES COLD STORAGE INC FERRY TERMINAL BLDG
2 AQUARIUM DRIVE SUITE 400
CAMDEN, NJ 08103

2027

36-3S-17-07463-004

BUILDING CHARACTERISTICS

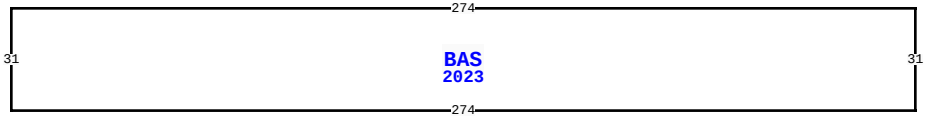
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 100
Interior Floo	04	C ABOVE GD 100
Ceiling	03	PART.FIN. 100
Air Condition	10	ENG SPLIT 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	06	FIREPROOF 100
Story Height		45 100
RMS		0 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,494	100	2023	8,494	1,093,790
TOTALS	8,494			8,494	1,093,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7010	06	8,494	285.6496	131.40	1,116,112	2022	2022	0	0	0	2.00	98.00

3 EXCEP COLD STRG 0% - 2023 Heated Area: 8494 HX Base Yr



211 NE MCCLOSKEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		44,272,034
TOTAL MARKET OB/XF VALUE		1,305,776
TOTAL LAND VALUE - MARKET		567,936
TOTAL MARKET VALUE		46,145,746
SOH/AGL Deduction		0
ASSESSED VALUE		46,145,746
TOTAL EXEMPTION VALUE	ID	10,384,474
BASE TAXABLE VALUE		35,761,272
TOTAL JUST VALUE		46,145,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		46,145,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1072	1/24/2023	WD	U	I	17	300,000
GRANTOR: HOPEFUL BAPTIST CHURC						
GRANTEE: UNITED STATES COLD						
1318/2328	6/09/2016	WD	U	I	17	100
GRANTOR: FLORIDA BAPTIST CONVE						
GRANTEE: HOPEFUL BAPTIST CHU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-34,-322] S31 E274 N31 W274 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/23/2026 BY JB Total Acres: 35.82 Total Land Value: 567,936 Market: 0 Agricultural: 0 Common: 567,936 PRINTED 11/16/2026 BY SYS

COMM NW COR, RUN S 960.90 FT, E
1843.94 FT FOR POB, RUN E 1220.7
OF W1/2 OF NW1/4 OF NE1/4 S 766.

UNITED STATES COLD STORAGE INC FERRY TERMINAL BLDG
2 AQUARIUM DRIVE SUITE 400
CAMDEN, NJ 08103

2027

36-3S-17-07463-004

BUILDING CHARACTERISTICS

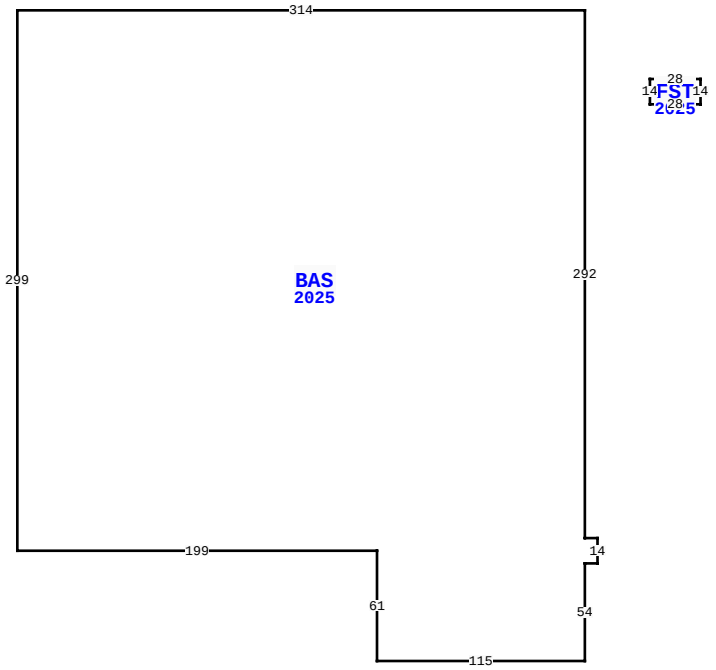
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	06	CUST PANEL 100
Interior Floo	04	C ABOVE GD 100
Ceiling	03	PART.FIN. 100
Air Condition	10	ENG SPLIT 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	06	FIREPROOF 100
Story Height		58 100
RMS		3 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100,999	100	2025	100,999	3,587,506
FST	392	70	2025	274	36,862
TOTALS	101,391			101,273	3,624,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7010	06	101,273	295.4120	135.89	13,761,988	2024	2024	0	0	0	1.00	99.00

4 EXCEP COLD STRG 0% - 2025 Heated Area: 100999 HX Base Yr



211 NE MCCLOSKEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		44,272,034
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SOH/AGL Deduction		0
ASSESSED VALUE		46,145,746
TOTAL EXEMPTION VALUE	ID	10,384,474
BASE TAXABLE VALUE		35,761,272
TOTAL JUST VALUE		46,145,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		46,145,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/1072	1/24/2023	WD	U	I	17	300,000
GRANTOR: HOPEFUL BAPTIST CHURC						
GRANTEE: UNITED STATES COLD						
1318/2328	6/09/2016	WD	U	I	17	100
GRANTOR: FLORIDA BAPTIST CONVE						
GRANTEE: HOPEFUL BAPTIST CHU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-580,-279] S299 E199 S61 E115 N54 E7 N14 W7 N292 W314 $
FST=[YR=2025;ORIG=-230,-241] S14 E28 N14 W28 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/23/2026 BY JB Total Acres: 35.82 Total Land Value: 567,936 Market: 0 Agricultural: 0 Common: 567,936 PRINTED 11/16/2026 BY SYS