

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.

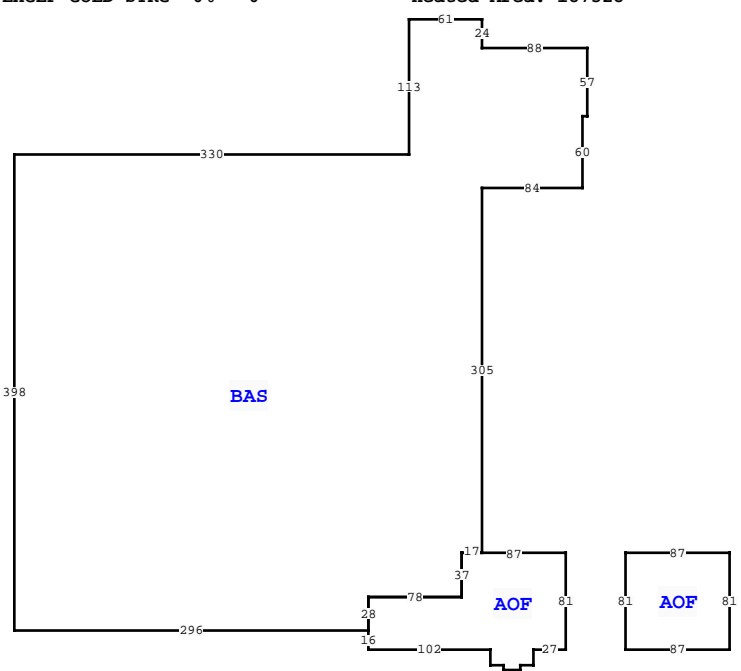
UNITED STATES COLD STORAGE INC FERRY TERMINAL BLDG
2 AQUARIUM DRIVE SUITE 400
CAMDEN, NJ 08103

2026

36-3S-17-07463-004

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 WAREHOUSE/DISTRB			
MAP NUM		MKT AREA	06	
NEIGHBORHOOD/LOC	36317.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ 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 1,102,306
TOTALS	187,328			196,352 1,517,740

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	EXCEP COLD STRG	0%	- 0									Heated Area: 187328 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
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		2,263,625	
ASSESSED VALUE		43,882,121	
TOTAL EXEMPTION VALUE	ID	10,384,474	
BASE TAXABLE VALUE		33,497,647	
TOTAL JUST VALUE		46,145,746	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		39,892,837	

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

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	0295	SPKLR SYS	0	0	0	187,765.00	UT	1.75	1.75	100	2008	2008	3	100	328,589		
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000		
3	0260	PAVEMENT-A	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	102,080.00	UT	2.00	2.00	100	2008	2008	3	100	204,160		
5	0253	LIGHTING	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	4,000.00	UT	10.00	10.00	100	2008	2008	3	100	40,000		
7	0297	SHED CONCR	0	0	0	360.00	UT	10.00	10.00	100	2008	2008	3	100	3,600		
8	0253	LIGHTING	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	106,063.00	UT	1.75	1.75	100	2013	2013	3	100	185,610		

TOTAL OB/XF													
977,141													

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	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							

TOTAL OB/XF													
977,141													

BUILDING NOTES														
GRANTOR: HOPEFUL BAPTIST CHURC														
GRANTEE: UNITED STATES CHURC														
1318/2328	6/09/2016	WD	U	I	17									100
GRANTOR: FLORIDA BAPTIST CONVE														
GRANTEE: HOPEFUL BAPTIST CHU														

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 \$													

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.

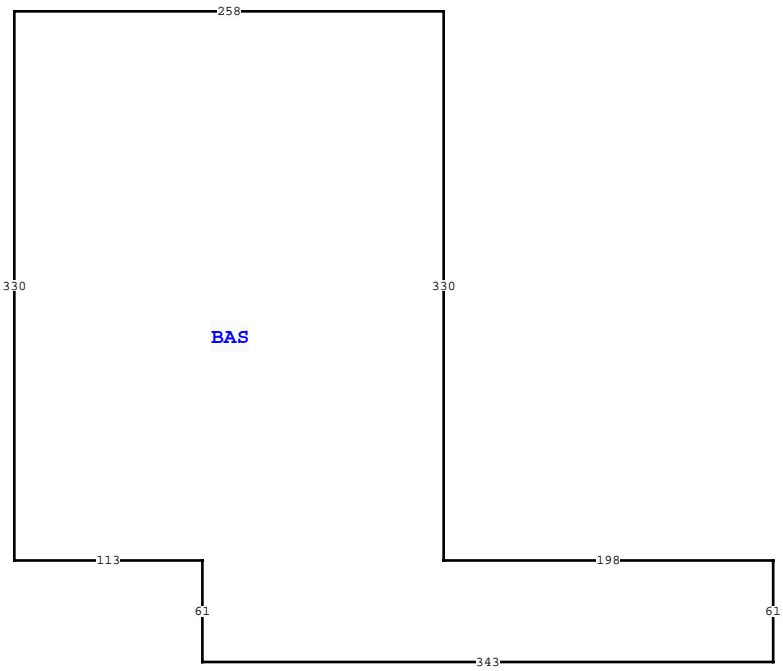
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Ceiling	03	PART.FIN.	100
Air Condition	10	ENG SPLIT	100
Heating Type	01	NONE	100
Plumbing		0	100
Frame	06	FIREPROOF	100
Story Height		45	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	06	06	
DOR CODE	4800 WAREHOUSE/DISTRB		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	106,063	100	
TOTALS	106,063		106,063, 036,136

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	EXCEP COLD STRG	0%	0									
			Heated Area: 106063									
			HX Base Yr									



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		
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ASSESSED VALUE	43,882,121		
TOTAL EXEMPTION VALUE	ID	10,384,474	
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TOTAL JUST VALUE	46,145,746		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	39,892,837		

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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
11	0295	SPKLR SYS	0	0	0	0	8,494.00	UT	1.75	1.75	100	2023
12	0283	RR SPUR	0	0	650	0	1.00	UT	84,200.00	84,200.00	100	2023
13	0070	CARPORT UF	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2025
14	0040	BARN, POLE	0	0	38	18	684.00	UT	8.00	8.00	100	2025
15	0166	CONC, PAVMT	0	0	130	115	14,950.00	UT	3.00	3.00	100	2025
16	0295	SPKLR SYS	0	0	0	0	100,999.00	UT	1.75	1.75	100	2025

TOTAL OB/XF												
328,635												
211 NE MCCLOSKEY AVE, LAKE CITY												
			BLD DATE		LGL DATE							
			XF DATE		LAND DATE	06/23/2021	MLU					
			INC DATE		AG DATE							

BUILDING NOTES												

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

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	

