COMM NW COR, RUN S ALONG N LINE
S R/W SCL RR FOR POB, E ALONG R/
W R/W FOREST SERVICE RD # 236, S

PCS SALES USA INC
500 LAKE COOK RD SUITE 150
DEERFIELD, IL 60015

**2027**

**36-3S-17-07463-007**

## BUILDING CHARACTERISTICS

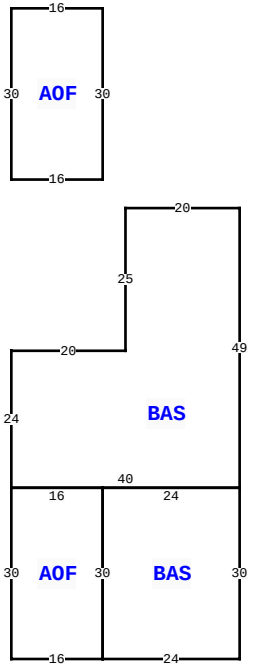
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 4 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 20 100 |
| RMS | | 0 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 06 | 06 |
| DOR CODE | 4700 | MINERAL PROCESSING |
| 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 | 480 | 150 | | 720 | 21,870 |
| AOF | 480 | 150 | | 720 | 21,870 |
| BAS | 720 | 100 | | 720 | 21,870 |
| BAS | 1,460 | 100 | | 1,460 | 44,347 |
| TOTALS | 3,140 | | | 3,620 | 109,956 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 06 | 3,620 | 122.9847 | 46.73 | 169,163 | 1999 | 1999 | 0 | 0 | 0 | 35.00 | 65.00 |

1 PREF M B A 0% - 0 Heated Area: 3140 HX Base Yr




228 NE MCCLOSKEY AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 6,654.00 | UT | 3.80 | 3.80 | 100 | 1999 | 1999 | 3 | 100 | 25,285 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 33,192.00 | UT | 0.90 | 0.90 | 100 | 1999 | 1999 | 3 | 100 | 29,873 | |
| 3 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 4.00 | UT | 1,500.00 | 1,500.00 | 100 | 1999 | 1999 | 3 | 100 | 6,000 | |
| 4 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 4.00 | UT | 1,000.00 | 1,000.00 | 100 | 1999 | 1999 | 3 | 100 | 4,000 | |
| 5 | 0283 | RR SPUR | 0 | 0 | 0 | 0 | 11,700.00 | UT | 37.50 | 37.50 | 100 | 1999 | 1999 | 3 | 100 | 438,750 | |
| 6 | 0040 | BARN,POLE | 0 | 0 | 16 | 48 | 768.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 2,304 | |
| 7 | 0040 | BARN,POLE | 0 | 0 | 16 | 48 | 768.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 2,304 | |
| 8 | 0057 | CAN-GAS IS | 0 | 0 | 44 | 48 | 2,112.00 | UT | 17.00 | 17.00 | 100 | 2008 | 2008 | 3 | 100 | 35,904 | |
| 9 | 0294 | SHED WOOD/ | 0 | 0 | 20 | 18 | 360.00 | UT | 13.00 | 13.00 | 100 | 2012 | 2012 | 3 | 100 | 4,680 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 130,158 |
| TOTAL MARKET OB/XF VALUE | 549,100 |
| TOTAL LAND VALUE - MARKET | 746,200 |
| TOTAL MARKET VALUE | 1,425,458 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,425,458 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,425,458 |
| TOTAL JUST VALUE | 1,425,458 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,425,458 |

SALE:1:1: 37.31 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047212 | Electrical Servic | 50,000 | 05/11/2023 |
| 29796 | STORAGE | 139 | 12/06/2011 |
| 28210 | ADDN COMM | 234 | 11/12/2009 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0861/2329 | 6/29/1998 | WD | Q | V | | 260,400 |

GRANTOR: LEWIS, BUCK & ANDREWS

GRANTEE: PCS SALES USA INC

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W24 AOF= W16 S30 E16 N30$ S30 E24 N30$ BAS= N49 W20 S25W20 PTR= N30 AOF= E16 N30 W16 S30$ S30$ S24 E40$.

## LAND DESCRIPTION

TOTAL OB/XF 549,100

| 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 | 4700 | C | MINERAL PR | 0 | | A-1 | 0.00 | 0.00 | 37.31 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 746,200 | | | | | | | |

REVIEW DATE 05/16/2023 BY TW Total Acres: 37.31 Total Land Value: 746,200 Market: 0 Agricultural: 0 Common: 746,200 PRINTED 11/16/2026 BY SYS

COMM NW COR, RUN S ALONG N LINE
S R/W SCL RR FOR POB, E ALONG R/
W R/W FOREST SERVICE RD # 236, S

PCS SALES USA INC
500 LAKE COOK RD SUITE 150
DEERFIELD, IL 60015

**2027**

**36-3S-17-07463-007**

## BUILDING CHARACTERISTICS

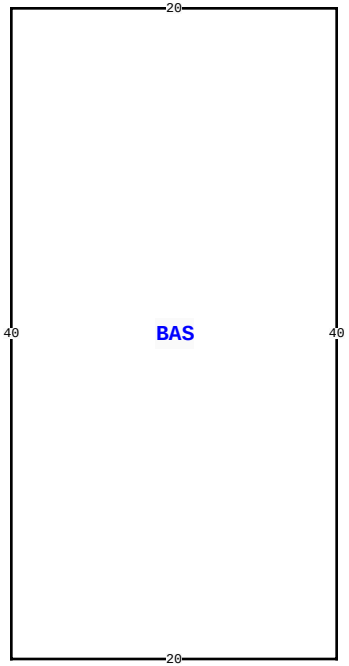
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Plumbing | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 13 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 4700 | MINERAL PROCESSING |
| 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 | 800 | 100 | | 800 | 20,202 |
| TOTALS | 800 | | | 800 | 20,202 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8801 | 06 | 800 | 105.0000 | 38.85 | 31,080 | 1999 | 1999 | 0 | 0 | 0 | 35.00 | 65.00 |

2 C B MISC 0% - 0 Heated Area: 800 HX Base Yr




228 NE MCCLOSKEY AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 130,158 |
| TOTAL MARKET OB/XF VALUE | 549,100 |
| TOTAL LAND VALUE - MARKET | 746,200 |
| TOTAL MARKET VALUE | 1,425,458 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,425,458 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,425,458 |
| TOTAL JUST VALUE | 1,425,458 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,425,458 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0861/2329 | 6/29/1998 | WD | Q | V | | 260,400 |

GRANTOR: LEWIS, BUCK & ANDREWS

GRANTEE: PCS SALES USA INC

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 S40 E20 N40$.

## 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 05/16/2023 BY TW Total Acres: 37.31 Total Land Value: 746,200 Market: 0 Agricultural: 0 Common: 746,200 PRINTED 11/16/2026 BY SYS