

**UFP Culpeper
Wood Treatment Facility - 141 Knobbs Creek Drive, Elizabeth City, NC 27909
Facility Inspection as of February 23, 2025**

Loc No.	Bldg. No.	Occupancy Type 1	Occupancy Type 2	Year Built	Condition Type	Construction Class	Construction Frame	Construction Walls	Construction Foundation	Construction Roof Design	Cal. Sq.Ft	Length (Feet)	Width (Feet)	Total Values	RCN Cost/SF	RCN
1	A	Lumber Storage Structure Structure A	Light Commercial Class S Lumber Storage Shed (339)	2000	Good	Steel	Frame	Metal Enclosed on 2 Sides	Concrete Gravel Base	Metal Gable	5,200	130	40	\$241,000	\$60.00	\$312,000
2	B	Lumber Storage Structure Structure B	Light Commercial Class S Lumber Storage Shed (339)	2000	Good	Steel	Frame	Metal Enclosed on 2 Sides	Concrete Gravel Base	Metal Gable	5,200	130	40	\$241,000	\$60.00	\$312,000
3	C	Lumber Storage Structure Structure C	Light Commercial Class S Lumber Storage Shed (339)	2000	Good	Steel	Frame	Metal Enclosed on 2 Sides	Concrete Gravel Base	Metal Gable	4,800	120	40	\$222,000	\$60.00	\$288,000
4	D	Lumber Storage Structure Structure D	Light Commercial Class S Lumber Storage Shed (339)	2000	Good	Steel	Frame	Metal Enclosed on 2 Sides	Concrete Concrete Floor	Metal Gable	4,000	80	50	\$185,000	\$60.00	\$240,000
5	E1	Lumber Storage Structure Structure E	Light Commercial Class S Lumber Storage Shed (339)	2000	Good	Steel	Frame	n/a	Concrete Concrete Floor	Metal Gable	9,900	90	110	\$458,000	\$60.00	\$594,000
6	E2	Drip Pad E	No Structure - Concrete Drainage Pad	2000	Good	ICM	n/a	n/a	8 inches thick concrete pad		5,400	90	60	\$51,000	\$18.00	\$98,000
7	F	Lumber Storage Structure Structure F	Light Commercial Class S Lumber Storage Shed (339)	2000	Good	Steel	Frame	n/a	Concrete Concrete Floor	Metal Gable	3,150	70	45	\$146,000	\$60.00	\$189,000
8	G1	Lumber Storage Structure Structure G	Light Commercial Class S Lumber Storage Shed (339)	2000	Good	Steel	Frame	Metal Enclosed on 4 Sides	Concrete Asphalt Floor	Metal Gable	22,400	280	80	\$1,035,000	\$60.00	\$1,344,000
9	G2	Lumber Storage Structure Structure G Awning	Light Commercial Class S Lumber Storage Shed (339)	2000	Good	Steel	Frame	n/a	Concrete Asphalt Floor	Metal Gable	5,100	170	30	\$236,000	\$60.00	\$306,000
10	G3	Drip Pad G	No Structure - Concrete Drainage Pad	2000	Good	ICM	n/a	n/a	8 inches thick concrete pad		3,200	80	40	\$31,000	\$18.00	\$58,000
11	H	Lumber Storage Structure Structure H	Light Commercial Class S Lumber Storage Shed (339)	2015	Good	Steel	Frame (T-Frame)	Metal Enclosed on 2 Sides	Concrete Asphalt Floor	Metal Gable	4,500	100	45	\$249,000	\$60.00	\$270,000
12	I	Lumber Storage Structure Structure I	Light Commercial Class S Lumber Storage Shed (339)	2015	Good	Steel	Frame (T-Frame)	Metal Enclosed on 2 Sides	Concrete Asphalt Floor	Metal Gable	4,500	100	45	\$249,000	\$60.00	\$270,000
13	J	Lumber Storage Structure Structure J	Light Commercial Class S Lumber Storage Shed (339)	2005	Good	Steel	Frame	Metal Enclosed on 4 Sides	Concrete Asphalt Floor	Metal Gable	26,000	260	100	\$1,342,000	\$60.00	\$1,560,000
14	K1	Manufacturing Structure Structure K	Light Commercial Class S Utility Structure (471)	2010	Good	Steel	Frame	Metal Enclosed on 4 Sides	Concrete Concrete Floor	Metal Gable	22,500	250	90	\$1,215,000	\$60.00	\$1,350,000
15	K2	Concrete Pad Structure K	Yard Improvement Concrete Pad	2010	Good				Concrete		8,000	250	32	\$46,000	\$8.00	\$64,000
16	M	Manufacturing Structure Structure M	Light Commercial Class S Utility Structure (471)	2010	Good	Steel	Frame	Metal Enclosed on 4 Sides	Concrete Concrete Floor	Metal Gable	4,875	75	65	\$252,000	\$60.00	\$293,000
17	N1	Manufacturing Structure Structure N	Light Commercial Class S Utility Structure (471)	2010	Good	Steel	Frame	Metal Enclosed on 4 Sides	Concrete Concrete Floor	Metal Gable	14,850	165	90	\$767,000	\$60.00	\$891,000
18	N2	Manufacturing Structure Structure N - Shop A	Light Commercial Class S Utility Structure (471)	2010	Good	Steel	Frame	Metal Enclosed on 4 Sides	Concrete Concrete Floor	Metal Gable	625	25	25	\$33,000	\$60.00	\$38,000
19	N3	Manufacturing Structure Structure N - Shop B	Light Commercial Class S Utility Structure (471)	2010	Good	Steel	Frame	Metal Enclosed on 4 Sides	Concrete Concrete Floor	Metal Gable	1,440	36	40	\$75,000	\$60.00	\$87,000
20	N4	Concrete Pad Structure N	Yard Improvement Concrete Pad	2010	Good				Concrete		12,000	160	75	\$69,000	\$8.00	\$96,000

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21	O1	Manufacturing Structure Structure O	Light Commercial Class S Utility Structure (471)	2010	Good	Steel	Frame	Metal Enclosed on 4 Sides	Concrete Concrete Floor	Metal Gable	9,750	130	75	\$504,000	\$60.00	\$585,000
22	O2	Concrete Pad Structure O	Yard Improvement Concrete Pad	2010	Good				Concrete		12,000	125	96	\$69,000	\$8.00	\$96,000
23	P	Lumber Storage Structure Structure P	Light Commercial Class S Lumber Storage Shed (339)	2015	Very Good	Steel	Frame (T-Frame)	Metal Enclosed on 2 Sides	Concrete Asphalt Floor	Metal Gable	4,500	100	45	\$249,000	\$60.00	\$270,000
24	Q	Lumber Storage Structure Structure Q	Light Commercial Class S Lumber Storage Shed (339)	2015	Very Good	Steel	Frame (T-Frame)	Metal Enclosed on 2 Sides	Concrete Asphalt Floor	Metal Gable	4,500	100	45	\$249,000	\$60.00	\$270,000
25	R	Storage Structure Structure R	Light Commercial Class S Utility Structure (471)	1980	Fair	Mason Brick	Frame	Metal Enclosed on 2 Sides	Concrete Asphalt Floor	Metal Gable	6,825	105	65	\$226,000	\$60.00	\$410,000
26	S	Office Structure Structure S		2005	Good	Wood	Frame	Wood	Concrete Block	Asphalt Gable	3,600	75	48	\$310,000	\$100.00	\$360,000
27	T	Mobile Breakroom Structure T		2024	Very Good	Wood	Frame	Wood	Concrete Block	Asphalt Gable	1,440	60	24	\$143,000	\$100.00	\$144,000
28	UVW	Out Structures Structures UVW	Light Commercial Class S Utility Structure (471)	2000	Fair	Wood	Frame	Wood	Concrete Block	Asphalt Gable	800	50	16	\$33,000	\$60.00	\$48,000
29	TP	M&E Treatment Plant	Treatment Plant	2005	Fair	See SOV EC2 M&E					1			\$500,000	\$1,800,000	\$1,800,000
30	KD	M&E Kiln Dryer	Kiln Direct Lumber Dryer	2020	Fair	See SOV EC2 M&E					1			\$50,000	\$150,000	\$150,000
31	KD	M&E Lumber Stacker	LSI Lumber Stacker	1993	Fair	See SOV EC2 M&E					1			\$30,000	\$150,000	\$150,000
32	RS	M&E Fork Lifts	(0) Fork Lifts	n/a	Fair	See SOV EC2 Rolling Stock - Fork Lift					0			\$0	\$0	\$0
33	YA	Yard Asphalt	Yard Improvement	2021	Good				Asphalt		0	0	0	\$0	\$3.00	\$0
34	YS	Yard Aggregate (Stone)	Yard Improvement	2015	Good				Stone		515,000	0	0	\$854,000	\$2.02	\$1,041,000
35	RS	Rail Spur #1	Active Rail Spur #1	2005	Good	100# per yard	300 feet		Concrete		300	300	0	\$11,000	\$60.00	\$18,000
Fair Market Value of UFP Culpeper														\$10,371,000	\$14,002,000	

