



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG. 70			
Exterior Wall	28	GLASS THRM 30			
Roof Structur	09	RIDGE FRME 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	08	DECORATIVE 100			
Interior Floo	15	HARDTILE 100			
Ceiling	01	FIN.SUSPD 100			
Air Condition	06	ENG CENTRL 100			
Heating Type	09	ENG F AIR 100			
Fixtures	12	100			
Frame	03	MASONRY 100			
Story Height		12 100			
RMS		3 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	03	03 100			
Quality			08	08	
DOR CODE			2100	RESTAURANT/CAFE	
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC			840317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,071	100		3,071	393,491
CAN	38	30		11	1,410
TOTALS			3,109	3,082	394,901

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
5700	04	3,082	161.9426	148.99	459,187	2002	2010	0	0	0	14.00	86.00	
1 RES F/FOOD 0% - 2025													
Heated Area: 3071													
HX Base Yr													

TOTALS		3,109				3,082		394,901		180 SW MAIN BLVD, LAKE CITY				XF DATE				LAND DATE		04/09/2024		MLU	
EXTRA FEATURES												INC DATE						AG DATE					
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	0260	PAVEMENT-A		0	0	0	0	20,107.00	UT	1.10	1.10	100	2002	2002	3	100	22,118						
2	0166	CONC, PAVMT		0	0	0	0	1,152.00	UT	2.00	2.00	100	2002	2002	3	100	2,304						
3	0253	LIGHTING		0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2002	2002	3	100	4,000						
4	0164	CONC BIN		0	0	22	18	396.00	UT	8.50	8.50	100	2002	2002	3	100	3,366						