W DIV: NE1/4 BLOCK 9.

623-223, 784-1713, 873-1819, 182

WEDDY'S PROPERTIES LLC
ONE DAVE THOMAS BLVD
DUBLIN, OH 43017

2026

00-00-00-12434-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

166 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,644
TOTAL LAND VALUE - MARKET	52,552
TOTAL MARKET VALUE	60,196
SOH/AGL Deduction	0
ASSESSED VALUE	60,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,196
TOTAL JUST VALUE	60,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-0236	COMMERCIAL	0	03/07/2016
16-0170	DEMOLISH	0	02/17/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/55	5/02/2025	WD	U	I	11	100
GRANTOR: WENDY'S INTERNATIONAL						
GRANTEE: WEDDY'S PROPERTIES						
1509/2535	2/29/2024	WD	U	I	35	1,864,500
GRANTOR: THOMAS BAIN INC						
GRANTEE: WENDY'S INTERNATION						

BUILDING NOTES

BUILDING DIMENSIONS

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	0260	PAVEMENT-A	0	0	64	60	3,840.00	UT	1.60	1.60	100	2016	2016	3	100	6,144	
2	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 7,644

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	1001	C	MISC COMMERC	0		CG	210.00	70.00	7,350.00	SF		1.00	1.00	1.30	5.50	7.15	52,552							

REVIEW DATE 04/10/2024 BY TP Total Acres: 0.17 Total Land Value: 52,552 Market: 0 Agricultural: 0 Common: 52,552 PRINTED 11/18/2025 BY SYS