W DIV: S1/2 OF BLOCK 17 & N1/2 O
PORTION OF SW MEANS ST LYING BET
23 W DIV EXTENDING FROM W R/W OF

ANTINA-BIANCO INVESTMENTS V, INC
3120 SW 118 TER DR
DAVIE, FL 33330

2026

00-00-00-12458-000

BUILDING CHARACTERISTICS

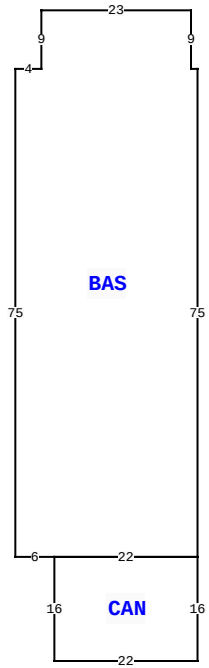
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.160	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,307	100		2,307	286,578
CAN	352	30		106	13,168
TOTALS	2,659			2,413	299,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	2,413	143.6400	132.15	318,878	2017	2017	0	0	0	6.00	94.00

2 RES F/FOOD 0% - 2025 Heated Area: 2307 HX Base Yr



280 SW MAIN BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	299,745
TOTAL MARKET OB/XF VALUE	33,705
TOTAL LAND VALUE - MARKET	237,184
TOTAL MARKET VALUE	570,634
SOH/AGL Deduction	0
ASSESSED VALUE	570,634
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	570,634
TOTAL JUST VALUE	570,634
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	573,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-1002	COMMERCIAL	0	11/14/2016
745	DEMOLISH	0	08/17/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1137	4/23/2024	WD	U	I	35	3,000,000
GRANTOR: ALDERMAN LAKE CITY LL						
GRANTEE: ANTINA-BIANCO INVES						
1472/1808	7/29/2022	WD	U	I	35	3,619,800
GRANTOR: 280 SW MAIN BOULEVARD						
GRANTEE: ALDERMAN LAKE CITY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 N9 W23 S9 W4 S75 E6 CAN= S16 E22 N16 W22$ E22 N75$.

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	0166	CONC,PAVMT	0	0	0	0	3,000.00	UT	2.00	2.00	100	2017	2017	3	100	6,000	
2	0260	PAVEMENT-A	0	0	0	0	15,200.00	UT	1.60	1.60	100	2017	2017	3	100	24,320	
3	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	3,000	
4	0120	CLFENCE 4	0	0	0	0	70.00	UT	5.50	5.50	100	2017	2017	3	100	385	

LAND DESCRIPTION

TOTAL OB/XF 33,705

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	2100	C	RESTAURANT	0		CG	0.00	0.00	43,124.40	SF		1.00	1.00	1.00	5.50	5.50	237,184							

REVIEW DATE 05/31/2024 BY TP Total Acres: 0.99 Total Land Value: 237,184 Market: 0 Agricultural: 0 Common: 237,184 PRINTED 11/17/2025 BY SYS