C DIV: S 65.17 FT OF W1/2 OF BLO
3.06 FT OF W1/2 OF BLOCK 3.

OUR PLACE PIZZERIA & RISTORANTE 2 LLC
10870 NW 5TH AVE
BRANFORD, FL 32008

2026

00-00-00-12632-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03

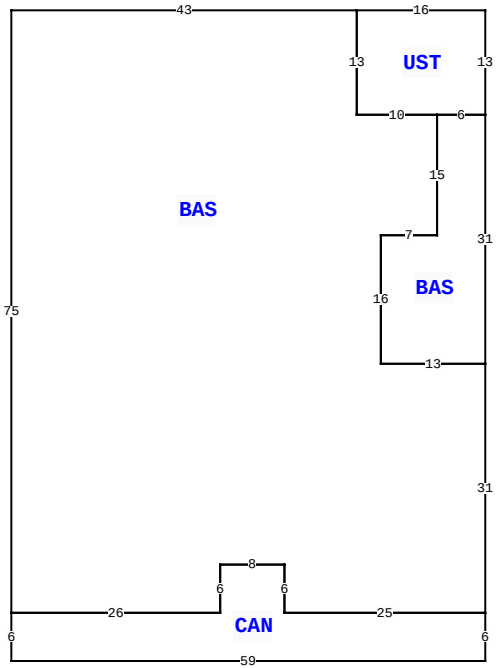
DOR CODE	2100	RESTAURANT/CAFE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	298	100		298	9,523
BAS	3,871	100		3,871	123,698
CAN	402	30		121	3,867
UST	208	40		83	2,653
TOTALS	4,779			4,373	139,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	4,373	82.9962	63.91	279,478	1900	1900	0	0	0	50.00	50.00

1 RESTAURANT 0% - 2025 Heated Area: 4169 HX Base Yr



297 N MARION AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	139,739
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	55,221
TOTAL MARKET VALUE	196,460
SOH/AGL Deduction	0
ASSESSED VALUE	196,460
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,460
TOTAL JUST VALUE	196,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,460

PRMT:1:1: NEW DESOTO DRUG STORE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17-0889	REMODEL	0	11/03/2017
422	MAINT/ALTR	75	08/10/2012
1025	ADDN SFR	75	10/06/2008
1138	REMODEL	319	12/31/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/355	12/09/2024	WD	U	I	35	181,500
GRANTOR: LAND INVESTMENTS COMP						
GRANTEE: OUR PLACE PIZZERIA						
1472/1942	8/01/2022	WD	U	I	35	181,500
GRANTOR: KAPTAIN 7 LLC						
GRANTEE: LAND INVESTMENTS CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S75 CAN= S6 E59 N6 W25 N6 W8 S6 W26$ E26 N6 E8 S6 E25 N31 BAS= N31 W6 S15 W7 S16 E13$ W13 N16 E7 N15 UST= E6 N13 W16 S13 E10$ W10 N13$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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		*C-CBD	63.00	110.00	6,311.00	SF		1.00	1.00	1.25	7.00	8.75	55,221							

REVIEW DATE 12/16/2024 BY ME Total Acres: 0.14 Total Land Value: 55,221 Market: 0 Agricultural: 0 Common: 55,221 PRINTED 11/18/2025 BY SYS