C DIV: COMM NE COR BLOCK 28, S 4
CONT S 78.5 FT, SW 33.17 FT, W 1
R/W DUVAL ST, NW 33.18 FT TO E R

CHANCELLOR INCOME HOLDINGS LLC
8377 E HARTFORD DR, SUITE 100
SCOTTSDALE, AZ 85255

**2026**

**00-00-00-12713-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

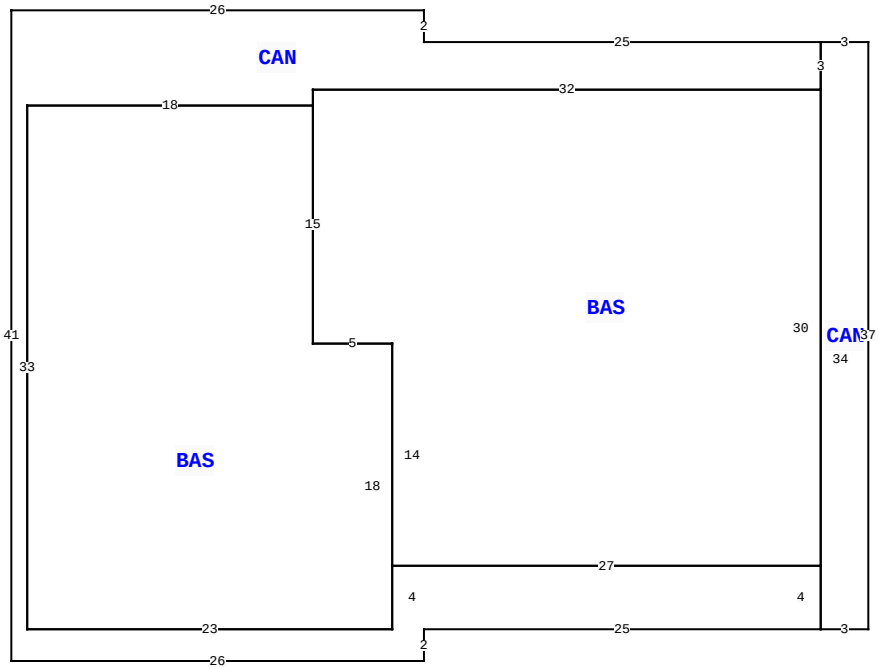
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 28 | GLASS THRM 30 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Wall | 08 | DECORATIVE 50 |
| Interior Floo | 15 | HARDTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 8 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 4 100 |
| 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 | 850317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 684 | 100 | | 684 | 55,475 |
| BAS | 890 | 100 | | 890 | 72,181 |
| CAN | 111 | 30 | | 33 | 2,676 |
| CAN | 417 | 30 | | 125 | 10,138 |
| TOTALS | 2,102 | | | 1,732 | 140,471 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5700 | 04 | 1,732 | 160.2846 | 147.46 | 255,401 | 1978 | 1995 | 0 | 0 | 0 | 45.00 | 55.00 |

1 RES F/FOOD 0% - 2022 Heated Area: 1574 HX Base Yr




121 NW 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 | 140,471 |
| TOTAL MARKET OB/XF VALUE | 25,441 |
| TOTAL LAND VALUE - MARKET | 210,679 |
| TOTAL MARKET VALUE | 376,591 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 376,591 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 376,591 |
| TOTAL JUST VALUE | 376,591 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 384,253 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000044949 | Signs - New or Ex | 5,000 | 07/12/2022 |
| 17-936 | REMODEL | 0 | 11/29/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1443/1118 | 6/18/2021 | WD | U | I | 37 | 220,000 |
| GRANTOR: STORE MASTER FUNDING | | | | | | |
| GRANTEE: CHANCELLOR INCOME H | | | | | | |
| 1237/2022 | 6/27/2012 | WD | U | I | 37 | 860,000 |
| GRANTOR: SAILORMEN INC | | | | | | |
| GRANTEE: CHANCELLOR INCOME H | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

CAN= W25 N2 W26 S41 E26 N2 E25 N4 W27 S4 W23 N33 E18 N1 E32 N3$ CAN= S3 BAS= W32 S1 BAS= W18 S33 E23 N18 W5 N15$ S15 E5 S14 E27 N30$ S34 E3 N37W3$.

## 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 | 0297 | SHED CONCR | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 16,237.00 | UT | 1.10 | 1.10 | 100 | 0 | 0 | 3 | 100 | 17,861 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 10 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,500 | |
| 4 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 3.00 | UT | 1,000.00 | 1,000.00 | 100 | 1993 | 1993 | 3 | 100 | 3,000 | |
| 5 | 0164 | CONC BIN | 0 | 0 | 8 | 18 | 144.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 1,080 | |

## LAND DESCRIPTION

TOTAL OB/XF 25,441

| 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 | 100.00 | 185.00 | 18,162.00 | SF | | 1.00 | 1.00 | 1.60 | 7.25 | 11.60 | 210,679 | | | | | | | |

REVIEW DATE 11/28/2018 BY ME Total Acres: 0.42 Total Land Value: 210,679 Market: 0 Agricultural: 0 Common: 210,679 PRINTED 11/17/2025 BY SYS