

C DIV: BEG SE COR OF BLOCK 29,
RUN W 181.25 FT ALONG N R/W
NASSAU ST TO US-41, N 178.4

BRAVOFLORIDA LLC
4220 EDISON LAKES PARKWAY
MISHAWAKA, IN 46545

2026

00-00-00-12719-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 80			
Exterior Wall	19	COMMON BRK 20			
Roof Structure	09	RIDGE FRME 100			
Roof Cover	04	BUILT-UP 100			
Interior Wall	05	DRYWALL 70			
Interior Wall	08	DECORATIVE 30			
Interior Floor	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	02	WOOD FRAME 100			
Story Height		16 100			
RMS		4 100			
Stories	1.	1. 100			
Units		N/A 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	3,317	100		3,317	426,092
CAN	83	30		25	3,212
TOTALS	3,400			3,342	429,304

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	3,342	143.9409	132.43	442,581	2021	2021	0	0	0	3.00	97.00
2 RES F/FOOD 0% - 2022 Heated Area: 3317 HX Base Yr												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/09/2024 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	0	16,420.00	UT	1.60	1.60	100	2022
2	0166	CONC, PAVMT	0	0	0	0	1,000.00	UT	2.00	2.00	100	2022
3	0253	LIGHTING	0	0	0	0	5.00	UT	1,500.00	1,500.00	100	2022
TOTAL OB/XF 35,772												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	2100	C	RESTAURANT	0		CG	200.00	66.00	25,139.00	SF		1.00
Total Acres: 0.58 Total Land Value: 291,612 Market: 0 Agricultural: 0 Common: 291,612												

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		1
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 1				Tax Dist:			
BUILDING MARKET VALUE				429,304			
TOTAL MARKET OB/XF VALUE				35,772			
TOTAL LAND VALUE - MARKET				291,612			
TOTAL MARKET VALUE				756,688			
SOH/AGL Deduction				0			
ASSESSED VALUE				756,688			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				756,688			
TOTAL JUST VALUE				756,688			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				761,113			

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[ORIG=10,10] S10 E5 S19 W5 S13 E5 S32 E41 N21 N11 E4 N2 N40 W50 \$												
CAN=[ORIG=60,50] S2 W4 S11 E7 N13 W3 \$												
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