COMM SW COR OF NW1/4 OF SE1/4, R
FT TO R/W US-41 FOR POB, RUN SE
SW 228.58 FT TO W LINE OF NW1/4

ON CUE BILLIARDS LLC
364 SE HUBBLE ST
LAKE CITY, FL 32025

2026

17-4S-17-08412-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 80
Interior Floo	12	HARDWOOD 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

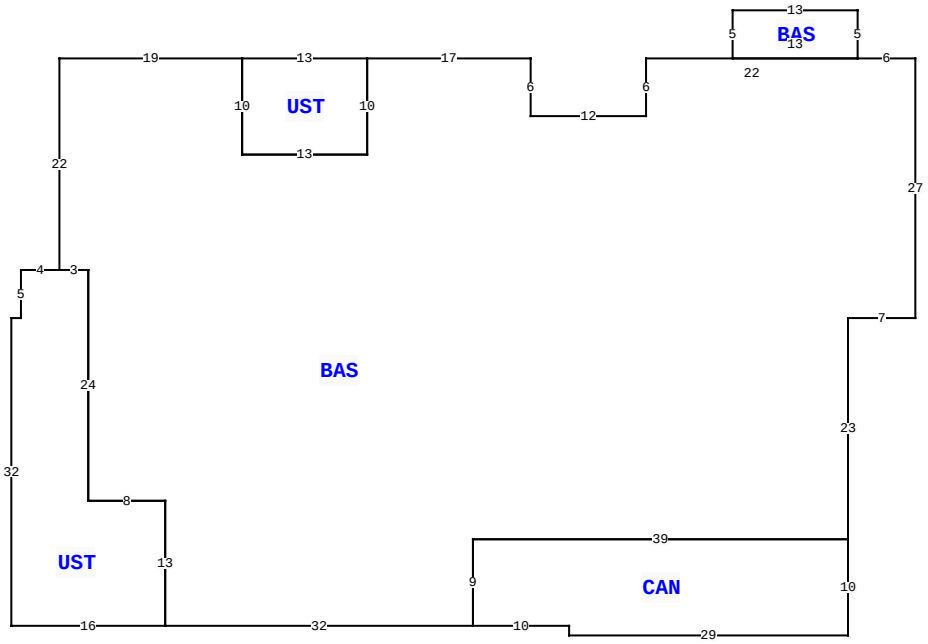
DOR CODE	3300	NIGHTCLUB/BARS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	17417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	65	100		65	2,908
BAS	4,259	100		4,259	190,502
CAN	380	30		114	5,099
UST	130	40		52	2,326
UST	395	40		158	7,067
TOTALS	5,229			4,648	207,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3300	04	4,648	84.1908	58.09	270,002	1956	2005	0	0	0	23.00	77.00

1 NCLUB/BARS 0% - 2024 Heated Area: 4324 HX Base Yr



3696 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	207,902
TOTAL MARKET OB/XF VALUE	7,604
TOTAL LAND VALUE - MARKET	68,607
TOTAL MARKET VALUE	284,113
SOH/AGL Deduction	0
ASSESSED VALUE	284,113
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,113
TOTAL JUST VALUE	284,113
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	289,513

SALE:2:1: PERSONAL PROPERTY INCLUDED IN SALE

SALE:1:1: ON 41 SOUTH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12702	COMMERCIAL	50	06/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1500/1443	10/10/2023	WD	U	I	35	400,000
GRANTOR: COWBOYS NIGHT CLUB, I						
GRANTEE: ON CUE BILLIARDS LL						
1444/1182	8/05/2021	WD	U	I	35	300,000
GRANTOR: HARRINGTON HOLDINGS L						
GRANTEE: COWBOYS NIGHT CLUB,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 BAS= N5 W13 S5 E13$ W22 S6 W12 N6 W17 UST= W13 S10 E13 N10$ S10 W13 N10 W19 S22 UST= W4 S5 W1 S32 E16 N13 W8 N24 W3$ E3 S24 E8 S13 E32 CAN= E10 S1 E29 N10 W39 S9$ N9 E39 N23 E7 N27$.

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	2003	2003	3	100	5,000	
2	0253	LIGHTING	0	0	0	0	6.00	UT	100.00	100.00	100	1993	1993	3	100	600	
3	0294	SHED WOOD/	0	0	8	14	112.00	UT	4.50	4.50	100	1993	1993	3	100	504	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 7,604

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	3300	C	NIGHT CLUB	0			0.00	0.00	39,204.00	SF		1.00	1.00	1.00	1.75	1.75	68,607							

REVIEW DATE 10/25/2023 BY TP Total Acres: 0.90 Total Land Value: 68,607 Market: 0 Agricultural: 0 Common: 68,607 PRINTED 11/07/2025 BY SYS