COMM INTERS W CITY LIMIT LINE &
RUN N 112.02 FT E 20 FT TO INTER
ST & NW R/W US-90, RUN SE 66 DEG

GANG AND XIA'S FAMILY TRUST DATED FEBRUARY 24, 202
1115 W US HIGHWAY 90
LAKE CITY, FL 32055

2026

31-3S-17-06161-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

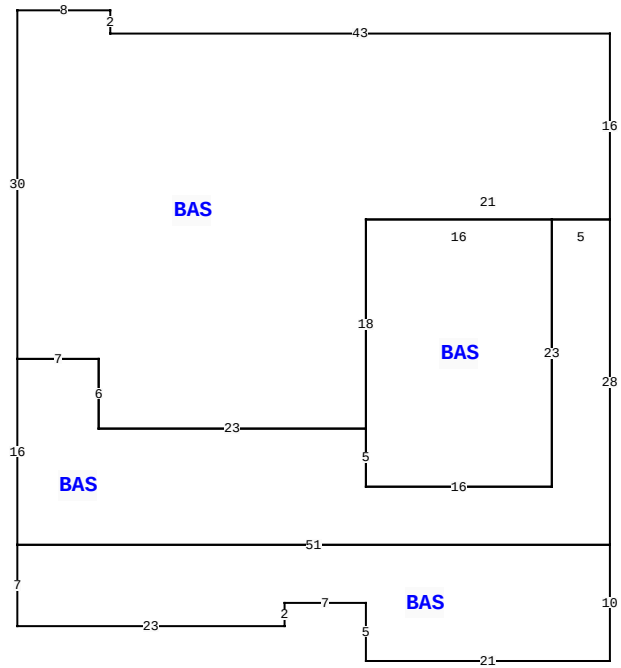
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	368	100		368	24,531
BAS	406	100		406	27,063
BAS	562	100		562	37,462
BAS	1,330	100		1,330	88,656
TOTALS	2,666			2,666	177,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	2,666	112.4240	86.57	230,796	1967	2005	0	0	0	23.00	77.00

1 RESTAURANT 0% - 2024 Heated Area: 2666 HX Base Yr



1115 W US HIGHWAY 90 , 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	177,713
TOTAL MARKET OB/XF VALUE	3,865
TOTAL LAND VALUE - MARKET	170,000
TOTAL MARKET VALUE	351,578
SOH/AGL Deduction	0
ASSESSED VALUE	351,578
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,578
TOTAL JUST VALUE	351,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0488	INTERIOR RENOVATI	490,000	06/12/2025
2501	REMODEL	150	12/02/2011
1482	ADDN COMM	225	11/10/2009
308	MAINT/ALTR	50	08/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/2560	1/07/2025	WD	U	I	35	600,000
GRANTOR: BRYANT JERRY ALVIN FA						
GRANTEE: GANG AND XIA'S FAMI						
1503/842	11/21/2023	WD	U	I	35	475,000
GRANTOR: SUH SANG KWON						
GRANTEE: BRYANT JERRY ALVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 N2 W8 S30 BAS= S16 BAS= S7 E23 N2 E7 S5 E21 N10 W51$ E51 N28 W5S23 W16 N5 W23 N6W7$E7 S6 E23 BAS= S5 E16 N23 W16 S18$ N18 E21 N16$.

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	1993	1993	3	100	3,500	
2	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0166	CONC,PAVMT	0	0	0	0	11.00	UT	15.00	15.00	100	2000	2000	3	100	165	

LAND DESCRIPTION

TOTAL OB/XF 3,865

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	100.00	200.00	20,000.00	SF		1.00	1.00	1.00	8.50	8.50	170,000							

REVIEW DATE 02/21/2025 BY TP Total Acres: 0.46 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 11/05/2025 BY SYS