BEG SE COR OF NE1/4 OF SW1/4,
RUN S 153.76 FT TO C/L US-90,
RUN W ALONG C/L 662.89 FT, N

HELMS FOOD SERVICE INC
P O BOX 2375
LAKE CITY, FL 32056

**2026**

**35-3S-16-02556-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

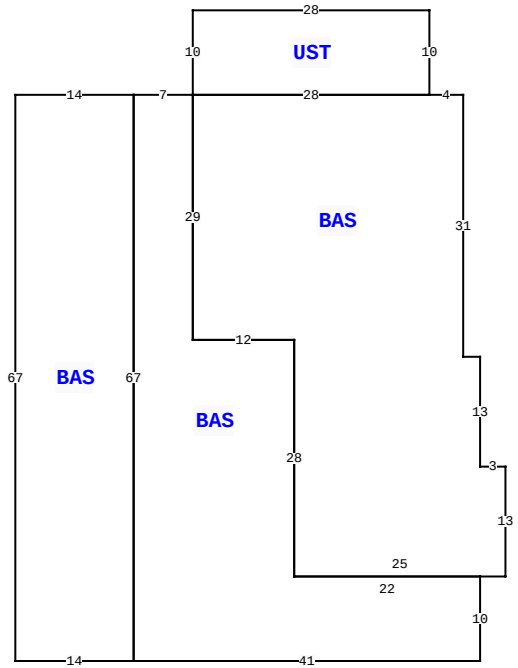
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 8 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 12 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Quality | 04 | 04 |
| DOR CODE | 2100 | RESTAURANT/CAFE |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 35316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 938 | 100 | | 938 | 33,534 |
| BAS | 1,145 | 100 | | 1,145 | 40,934 |
| BAS | 1,579 | 100 | | 1,579 | 56,450 |
| UST | 280 | 40 | | 112 | 4,004 |
| TOTALS | 3,942 | | | 3,774 | 134,920 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5700 | 04 | 3,774 | 77.7164 | 71.50 | 269,841 | 1968 | 1985 | 0 | 0 | 0 | 50.00 | 50.00 |

1 RES F/FOOD 0% - 0 Heated Area: 3662 HX Base Yr




253 NW KNIGHTS AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | 06/23/2006 CP | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2024 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 153,655 |
| TOTAL MARKET OB/XF VALUE | 11,760 |
| TOTAL LAND VALUE - MARKET | 265,715 |
| TOTAL MARKET VALUE | 431,130 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 431,130 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 431,130 |
| TOTAL JUST VALUE | 431,130 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 431,689 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 24414 | REMODEL | 187 | 04/21/2006 |
| 18737 | REMODEL | 300 | 09/17/2001 |
| 13085 | ADDN COMM | 0 | 09/19/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0836/0483 | 3/05/1997 | WD | Q | I | | 365,100 |

GRANTOR: DAVIS HOLDING CO (1.0

GRANTEE: HELMS FOOD SERVICE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W4 UST= N10 W28 S10 E28$ W28BAS= W7 BAS= W14 S67 E14 N67$ S67 E41 N10 W22 N28 W12 N29$ S29 E12 S28 E25 N13 W3 N13 W2 N31$.

## 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 | 14,720.00 | 14,720.00 | 50 | 1997 | 1997 | 3 | 50 | 7,360 | |
| 2 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 3.00 | UT | 1,000.00 | 1,000.00 | 50 | 1997 | 1997 | 3 | 50 | 1,500 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2000 | 2000 | 3 | 100 | 1,500 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 320.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 800 | |
| 5 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2000 | 2000 | 3 | 100 | 300 | |
| 6 | 0081 | DECKING WI | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,760

| 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 | 0.00 | 0.00 | 53,143.00 | SF | | 1.00 | 1.00 | 0.50 | 10.00 | 5.00 | 265,715 | | | | | | | |

REVIEW DATE 04/19/2024 BY TP Total Acres: 1.22 Total Land Value: 265,715 Market: 0 Agricultural: 0 Common: 265,715 PRINTED 11/17/2025 BY SYS

BEG SE COR OF NE1/4 OF SW1/4,
RUN S 153.76 FT TO C/L US-90,
RUN W ALONG C/L 662.89 FT, N

HELMS FOOD SERVICE INC
P O BOX 2375
LAKE CITY, FL 32056

**2026**

**35-3S-16-02556-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

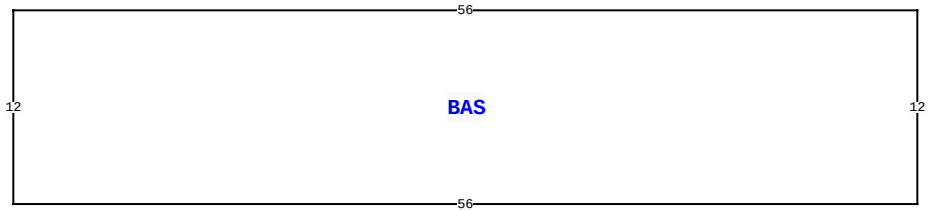
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 02 | WALL BOARD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | | N/A 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 9 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 2 100 |
| Condition Adj | 02 | 02 100 |
| Quality | 02 | 02 |
| DOR CODE | 2100 | RESTAURANT/CAFE |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 35316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 672 | 100 | | 672 | 18,735 |
| TOTALS | 672 | | | 672 | 18,735 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 672 | 56.2275 | 41.61 | 27,962 | 2000 | 2000 | 0 | 0 | 0 | 33.00 | 67.00 |

2 OFFICE LOW 0% - 0 Heated Area: 672 HX Base Yr




253 NW KNIGHTS AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | 06/23/2006 CP | LGL DATE | |
| XF DATE | | LAND DATE | 04/09/2024 MLU |
| INC DATE | | AG DATE | |

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| TOTAL LAND VALUE - MARKET | 265,715 |
| TOTAL MARKET VALUE | 431,130 |
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| ASSESSED VALUE | 431,130 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 431,130 |
| TOTAL JUST VALUE | 431,130 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 431,689 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0836/0483 | 3/05/1997 | WD | Q | I | | 365,100 |

GRANTOR: DAVIS HOLDING CO (1.0

GRANTEE: HELMS FOOD SERVICE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

## EXTRA FEATURES

| L N | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 04/19/2024 BY TP Total Acres: 1.22 Total Land Value: 265,715 Market: 0 Agricultural: 0 Common: 265,715 PRINTED 11/17/2025 BY SYS