

COMM SE COR OF SW1/4, RUN NE
6 DEG 769.59 FT, W 19.67 FT
TO E LINE OF SW1/4 FOR POB,

BRAVOFLORIDA LLC
4220 EDISON LAKES PARKWAY
MISHAWAKA, IN 46545

2026

35-3S-16-02563-001



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	16	WD FR STUC 80	5700	04	3,711	140.5387	129.30	479,832	2016	2016	0	0	7.00	93.00	VALUATION SUMMARY														
Exterior Wall	19	COMMON BRK 20	2 RES F/FOOD 0% - 0												Heated Area: 3686														
Roof Structur	09	RIDGE FRME 100													HX Base Yr														
Roof Cover	04	BUILT-UP 100																											
Interior Wall	05	DRYWALL 70																											
Interior Wall	08	DECORATIVE 30																											
Interior Floo	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	0	100																											
Quality	07	07																											
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	3,686	100		3,686	443,238																								
CAN	83	30		25	3,007																								
TOTALS	3,769			3,711	446,244																								
EXTRA FEATURES						3238 W US HIGHWAY 90 , LAKE CITY																							
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												
1	0260	PAVEMENT-A	0	0	0	0	32,856.00	UT	1.60	1.60	100	2016	2016	3	100	52,570													
2	0166	CONC, PAVMT	0	0	0	0	1,790.00	UT	2.00	2.00	100	2016	2016	3	100	3,580													
3	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2016	2016	3	100	10,500													
4	0164	CONC BIN	0	0	16	16	256.00	UT	11.00	11.00	100	2016	2016	3	100	2,816													
TOTAL OB/XF 69,466																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	2100	C	RESTAURANT	0		CG	200.00	300.00	59,677.00	SF		1.00	1.00	1.50	15.00	22.50	1,342,732												
REVIEW DATE 07/12/2023 BY JB Total Acres: 1.37 Total Land Value: 1,342,732 Market: 0 Agricultural: 0 Common: 1,342,732 PRINTED 11/17/2025 BY SYS																													

VALUATION BY

Tax Group: 1

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

446,244

69,466

1,342,732

1,858,442

0

1,858,442

0

1,858,442

1,858,442

0

1,863,240

PERMIT NUM

DESCRIPTION

AMT

ISSUED

16-0779

DEMOLISH

0

09/09/2016

16-0781

COMMERCIAL

0

08/31/2016

2384

MAINT/ALTR

75

10/27/2011

4008

MAINT/ALTR

120

11/03/2006

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1305/2786

12/14/2015

WD U I

35

1,794,300

GRANTOR: DEB-LYN INC

GRANTEE: BRAVOFLORIDA LLC

1156/2684

8/08/2008

WD Q I

03

100

GRANTOR: U S BANK NA CO-TRUSTE

GRANTEE: DEB-LYN INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S10 E5 S19 W5 S13 E5 S41 E41 N30 CAN= E7 N13 W3 S2 W4 S11\$ N11 E4 N42\$.