

LOT A BROOKSIDE S/D. (SONNY'S BA
WD 1130-1316

TOMLINSON PROPERTIES LLC
1208 S RIDGEWOOD AVE
EDGEWATER, FL 32132

2026

35-3S-16-02573-000



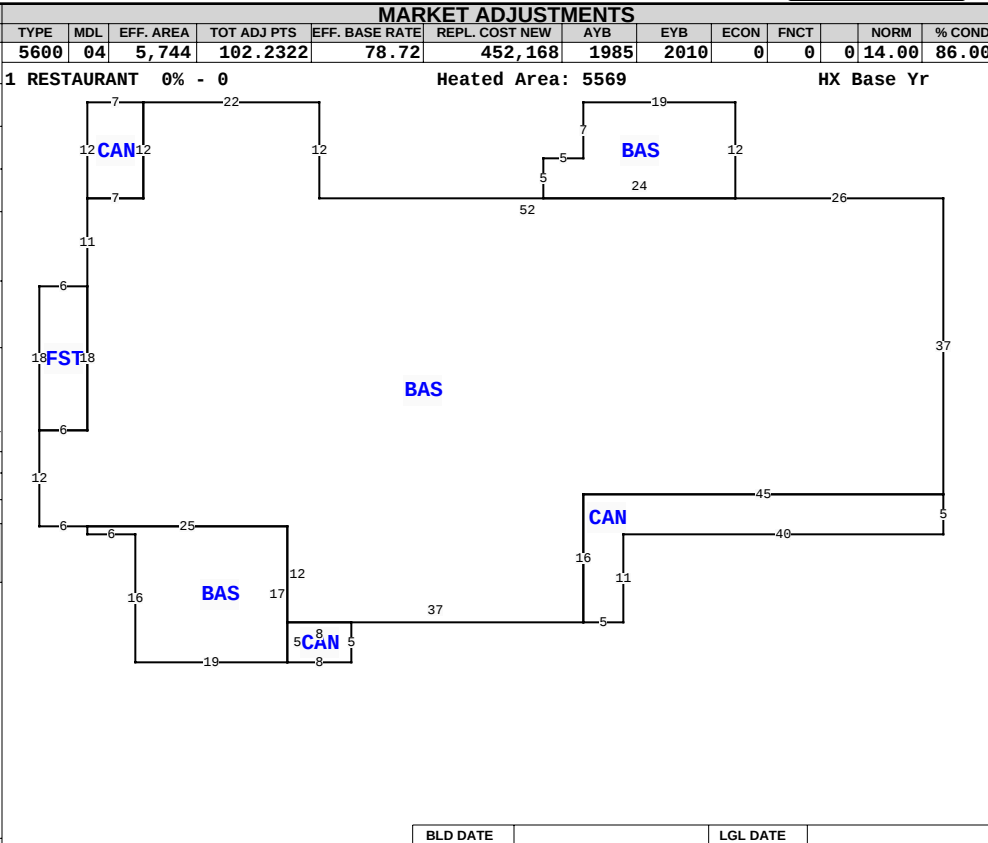
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	10	ABOVE AVG. 40
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures	14	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	5	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	35316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	253	100		253	17,128
BAS	329	100		329	22,273
BAS	4,987	100		4,987	337,616
CAN	40	30		12	813
CAN	84	30		25	1,692
CAN	280	30		84	5,686
FST	108	50		54	3,656
TOTALS	6,081			5,744	388,864

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	
2	0253	LIGHTING	0	0	0	0	3.00	UT	500.00	500.00	
3	0294	SHED WOOD/	0	0	10	12	120.00	UT	5.00	5.00	
4	0253	LIGHTING	0	0	0	0	2.00	UT	800.00	800.00	
5	0166	CONC, PAVMT	0	0	11	240	2,640.00	UT	2.00	2.00	
6	0169	FENCE/WOOD	0	0	0	0	184.00	UT	10.50	10.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	2100	C	RESTAURANT	0		CG	0.00	0.00	58,370.00	SF	



3177 W US HIGHWAY 90 , LAKE CITY	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		388,864	
TOTAL MARKET OB/XF VALUE		41,692	
TOTAL LAND VALUE - MARKET		875,550	
TOTAL MARKET VALUE		1,306,106	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,306,106	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,306,106	
TOTAL JUST VALUE		1,306,106	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		1,310,628	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046700	Electrical Servic	150	03/09/2023
40540	REMODEL	0	09/16/2020
33448	ADDN COMM	825	10/13/2015
28756	ADDN COMM	327	07/28/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1130/1316	8/24/2007	WD Q	Q	I	01	100	
GRANTOR: WINSTON & MARIAN TOML							
GRANTEE: TOMLINSON PROPERTIE							
0549/0625	10/01/1984	WD Q	Q	I	01	250,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W26 BAS= N12 W19 S7 W5 S5 E24\$ W52 N12 W22 CAN= W7 S12 E7 N12\$ S12 W7 S11 FST= W6 S18 E6 N18\$ S18 W6 S12 E6 BAS= S1 E6 S16 E19 N17 W25\$ E25 S12 CAN= S5 E8 N5 W8\$ E37 CAN= E5 N11 E40 N5 W45 S16\$ N16 E45 N37\$.											