

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYP	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A Y B	EYB	ECON	FNCT	NORM	% COND																
Exterior Wall	17	MSNRY STUC	80		5700	04	5,391	136.3536	125.45	676,301	2007	2007	0	0	19.00	81.00	VALUATION BY STANDARD												
Exterior Wall	28	GLASS THRM	20		2 RES F/FOOD 0% - 0										Heated Area: 5391 HX Base Yr														
Roof Structure	09	RIDGE FRME	100		BAS										BUILDING MARKET VALUE 547,884														
Roof Cover	04	BUILT-UP	100												TOTAL MARKET OB/XF VALUE 66,697														
Interior Wall	05	DRYWALL	100												TOTAL LAND VALUE - MARKET 605,235														
Interior Floor	15	HARDTILE	100												TOTAL MARKET VALUE 1,219,736														
Air Condition	06	ENG CENTRL	100												SOH/AGL Deduction 0														
Heating Type	09	ENG F AIR	100												ASSESSED VALUE 1,219,736														
Fixtures	13	100													TOTAL EXEMPTION VALUE 0														
Frame	03	MASONRY	100												BASE TAXABLE VALUE 1,219,736														
Story Height	12	100													TOTAL JUST VALUE 1,219,736														
RMS	0	100													NCON VALUE 0														
Stories	1.	100			INCOME VALUE																								
Units	0	100			PREVIOUS YEAR MKT VALUE 1,226,499																								
Quality 07 07																													
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	5,391	100		5,391	547,804																								
TOTALS 5,391										BLD DATE LGL DATE 04/08/2024 MLU																			
EXTRA FEATURES										3133 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	19,188.00	UT	1.85		1.85	100	2007	2007	3	100	35,498															
2	0166	CONC, PAVMT	0 0 0 0	2,334.00	UT	3.00		3.00	100	2007	2007	3	100	7,002															
3	0169	FENCE/WOOD	0 0 0 0	196.00	UT	13.50		13.50	100	2007	2007	3	100	2,646															
4	0258	PATIO	0 0 0 0	1,858.00	UT	3.50		3.50	100	2007	2007	3	100	6,503															
5	0297	SHED CONCR	0 0 0 0	208.00	UT	16.00		16.00	100	2007	2007	3	100	3,328															
6	0164	CONC BIN	0 0 0 0	480.00	UT	14.00		14.00	100	2007	2007	3	100	6,720															
7	0253	LIGHTING	0 0 0 0	5.00	UT	1,000.00		1,000.00	100	2008	2008	3	100	5,000															
LAND DESCRIPTION TOTAL OB/XF 66,697																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	40,349.00	SF		1.00	1.00	1.00	15.00	15.00	605,235												
REVIEW DATE 04/26/2024 BY TP Total Acres: 0.93 Total Land Value: 605,235 Market: 0 Agricultural: 0 Common: 605,235 PRINTED 11/18/2025 BY SYS																													