COMM SE COR OF LOT 9, RUN N 506.
W 183.41 FT FOR POB CONT W 176.4
N 510.79 FT TO S R/W OF US HWY 9

RARE HOSPITALITY MANAGMENT LLC
100 DARDEN CENTER DRIVE
ORLANDO, FL 32837

2026

35-3S-16-02582-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

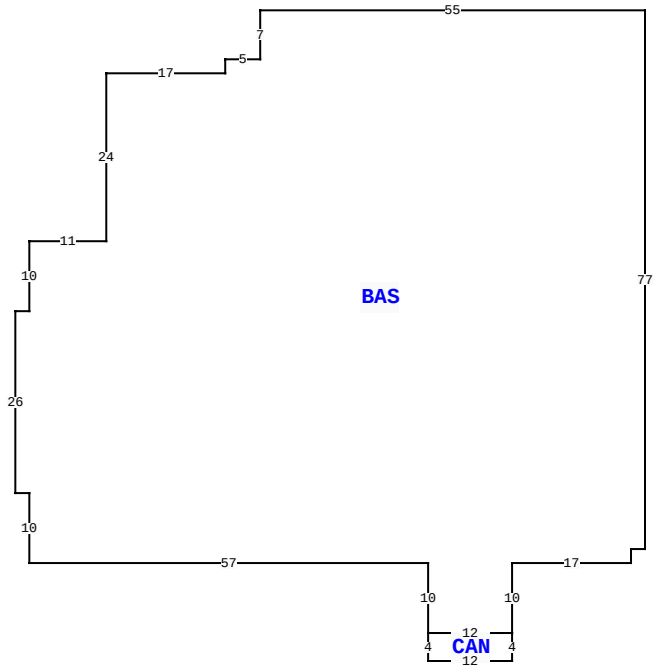
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	21	STONE 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,569	100		6,569	599,723
CAN	48	30		14	1,278
TOTALS	6,617			6,583	601,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	6,583	131.7384	101.44	667,780	2013	2013	0	0	0	10.00	90.00

1 RESTAURANT 0% - 0 Heated Area: 6569 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/08/2024 MLU
AG DATE	

3092 W US HIGHWAY 90 , LAKE CITY

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	601,002
TOTAL MARKET OB/XF VALUE	117,267
TOTAL LAND VALUE - MARKET	1,176,120
TOTAL MARKET VALUE	1,894,389
SOH/AGL Deduction	0
ASSESSED VALUE	1,894,389
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,894,389
TOTAL JUST VALUE	1,894,389
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,901,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1311/1467	3/08/2016	WD	U	I	30	100
GRANTOR: RARE HOSPITALITY INTE						
GRANTEE: RARE HOSPITALITY MA						
1311/1464	3/08/2016	WD	U	I	30	100
GRANTOR: FLORIDA SE LLC						
GRANTEE: RARE HOSPITALITY IN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S7 W5 S2 W17 S24 W11 S10 W2 S26 E2 S10 E57 S10 CAN= S4 E12 N4 W12$ E12 N10 E17 N2 E2 N77$.

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	46,182.00	UT	1.60	1.60	100	2015	2015	3	100	73,891	
2	0166	CONC,PAVMT	0	0	0	0	6,910.00	UT	2.00	2.00	100	2015	2015	3	100	13,820	
3	0119	MASONRY WA	0	0	80	8	640.00	UT	6.50	6.50	100	2015	2015	3	100	4,160	
4	0295	SPKLR SYS	0	0	0	0	6,569.00	UT	1.75	1.75	100	2015	2015	3	100	11,496	
5	0253	LIGHTING	0	0	0	0	9.00	UT	1,500.00	1,500.00	100	2015	2015	3	100	13,500	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 117,267

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	87,120.00	SF		1.00	1.00	0.90	15.00	13.50	1,176,120							

REVIEW DATE 04/23/2024 BY TP Total Acres: 2.00 Total Land Value: 1,176,120 Market: 0 Agricultural: 0 Common: 1,176,120 PRINTED 11/17/2025 BY SYS