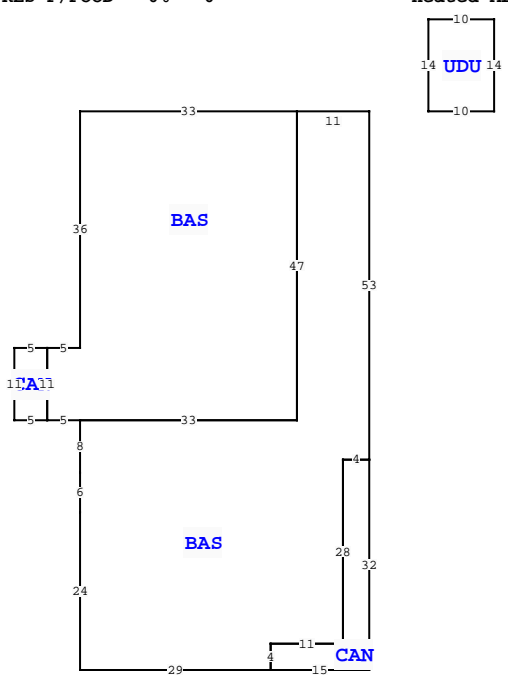


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|-----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 17 | MSNRY STUC | 100 |
| Roof Structur | 09 | RIDGE FRME | 100 |
| Roof Cover | 04 | BUILT-UP | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 11 | CLAY TILE | 70 |
| Interior Floo | 06 | VINYL ASB | 30 |
| Ceiling | 01 | FIN.SUSPD | 100 |
| Air Condition | 04 | ROOF TOP | 100 |
| Heating Type | 09 | ENG F AIR | 100 |
| Fixtures | 12 | 100 | |
| Frame | 03 | MASONRY | 100 |
| Story Height | 12 | 100 | |
| RMS | 3 | 100 | |
| Stories | 1. | 1.00 | |
| Units | 0 | 100 | |
| Condition Adj | 03 | 03 | 100 |
| Quality | 07 | 07 | |
| DOR CODE | 2100 | RESTAURANT/CAFE | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 36316.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,606 | 100 | |
| BAS | 2,017 | 100 | |
| CAN | 55 | 30 | |
| CAN | 172 | 30 | |
| UDU | 140 | 40 | |
| TOTALS | 3,990 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----|-----|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | RES F/FOOD | - 0% | - 0 | | | | | | | | | |
| | | | | | Heated Area: 3623 | | | | | | | |
| | | | | | HX Base Yr | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | 291,637 | | |
| TOTAL MARKET OB/XF VALUE | 30,995 | | |
| TOTAL LAND VALUE - MARKET | 1,444,485 | | |
| TOTAL MARKET VALUE | 1,767,117 | | |
| SOH/AGL Deduction | 6,701 | | |
| ASSESSED VALUE | 1,760,416 | | |
| TOTAL EXEMPTION VALUE | 0 | | |
| BASE TAXABLE VALUE | 1,760,416 | | |
| TOTAL JUST VALUE | 1,767,117 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 1,769,052 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-------|------------|
| 000045548 | Signs - New or Ex | 5,000 | 09/23/2022 |
| 000045413 | Signs - New or Ex | 5,000 | 09/12/2022 |
| 17-33 | REMODEL | 0 | 01/10/2017 |
| 1401 | MAINT/ALTR | 113 | 09/14/2009 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1243/2684 | 10/31/2012 | WD | U | I | 30 | 1,600,000 |
| GRANTOR: SPARDEE'S REALTY INC | | | | | | |
| GRANTEE: RANDY GRANT VALENSI | | | | | | |
| 0638/0037 | 11/25/1987 | WD | Q | V | | 250,000 |
| GRANTOR: COLE RICHARD C | | | | | | |
| GRANTEE: SPARTAN RESTAURANTS | | | | | | |

| 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 |
| 1 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 1.00 | UT | 24,520.00 | 24,520.00 | 100 | 0 | 0 | 3 | 100 | 24,520 | |
| 2 | 0253 | LIGHTING | 0 | 0 | 0 | 4.00 | UT | 1,000.00 | 1,000.00 | 100 | 1993 | 1993 | 3 | 100 | 4,000 | |
| 3 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,500 | |
| 4 | 0164 | CONC BIN | 0 | 0 | 10 | 130.00 | UT | 7.50 | 7.50 | 100 | 0 | 0 | 3 | 100 | 975 | |
| TOTALS | | | | | | | | | | | | | 30,995 | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 2100 | C | RESTAURANT | 0 | | CI | 0.00 | 0.00 | 55,028.00 | SF | | 1.00 | 1.00 | 1.75 | 15.00 | 26.25 | 1,444,485 | | | | | | | |