

COMM NE COR OF SE1/4 OF SE1/4, R
R/W US-90, SW'LY ALONG R/W 1399.
POB, CONT SW ALONG R/W 203.84 FT

LAKE CITY BLUE, LLC
4446 HENDRICKS AVE STE 1A#390
JACKSONVILLE, FL 32207

2026

36-3S-16-02611-016



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 80
Exterior Wall	21 STONE 20
Roof Structure	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 80
Interior Floor	13 LAM/VNLPLK 20
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	19 100
Frame	03 MASONRY 100
Story Height	14 100
RMS	8 100
Stories	1. 1. 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/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,388	100	2023	4,388	574,942
CAN	24	30	2023	7	917
CAN	50	30	2023	15	1,966
CAN	50	30	2023	15	1,966
FST	77	50	2023	38	4,979
UOP	341	20	2023	68	8,910

TOTALS	4,930			4,531	593,679
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	4,737.00	UT	3.00
2	0260	PAVEMENT-A	0	0	0	0	21,464.00	UT	2.00
3	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00
4	0120	CLFENCE	4	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	2100	C	RESTAURANT	0		00	0.00	0.00	54,450.00

REVIEW DATE	04/19/2024	BY	TP
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	4,531	145.3304	133.70	605,795	2022	2022	0	0	0	2.00	98.00
1 RES F/FOOD 0% - 2023 Heated Area: 4388 HX Base Yr												

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

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	0166	CONC, PAVMT	0	0	0	0	4,737.00	UT	3.00	3.00	100	2023	2022		100	14,211	
2	0260	PAVEMENT-A	0	0	0	0	21,464.00	UT	2.00	2.00	100	2023	2022		100	42,928	
3	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2023	2022		100	10,500	
4	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

TOTAL OB/XF										68,639							
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		00	0.00	0.00	54,450.00	SF		1.00	1.00	1.25	15.00	18.75	1,020,938

Total Acres:	1.25	Total Land Value:	1,020,938	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE		593,679			
TOTAL MARKET OB/XF VALUE		68,639			
TOTAL LAND VALUE - MARKET		1,020,938			
TOTAL MARKET VALUE		1,683,256			
SOH/AGL Deduction		0			
ASSESSED VALUE		1,683,256			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		1,683,256			
TOTAL JUST VALUE		1,683,256			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		1,689,314			

SALE:1:1: STORE - US-90			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045821	Signs - New or Ex	65,442	11/01/2022
000045822	Signs - New or Ex	8,090	11/01/2022
000044691	New Commercial Co	2,000,000	09/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/2268	4/28/2022	WD	Q	V	01	1,650,000
GRANTOR: BAKKAR HOLDINGS, LLC						
GRANTEE: LAKE CITY BLUE, LLC						
1346/2662	10/30/2017	WD	Q	V	01	710,000
GRANTOR: PROSPERITY BANK						
GRANTEE: BAKKAR HOLDINGS, LL						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=10,0] S43 E37 S11 E12 N4 E41 N50 W30 N3 W33 S3 W27 \$									
CAN=[YR=2023;ORIG=48,54] S5 E10 N5 W10 \$									
CAN=[YR=2023;ORIG=40,-8] S5 E10 N5 W10 \$									
CAN=[YR=2023;ORIG=100,16] S6 E4 N6 W4 \$									
UOP=[YR=2023;ORIG=100,-3] S19 E11 N7 E11 N12 W22 \$									
FST=[YR=2023;ORIG=111,9] S7 E11 N7 W11 \$									