

COMM SE COR OF SW1/4, RUN W 1197
441.86 FT S 83 DG E 128.88 FT, N
FT TO S R/W US-HWY 90 FOR POB, S

THOUSAND OAKS REAL ESTATE DEVELOPMENT LLC
C/O CAPTAIN D'S LLC (K.E. ANDR, 2424 RIDGE RD
ROCKWALL, TX 75087

2026

36-3S-16-02617-005



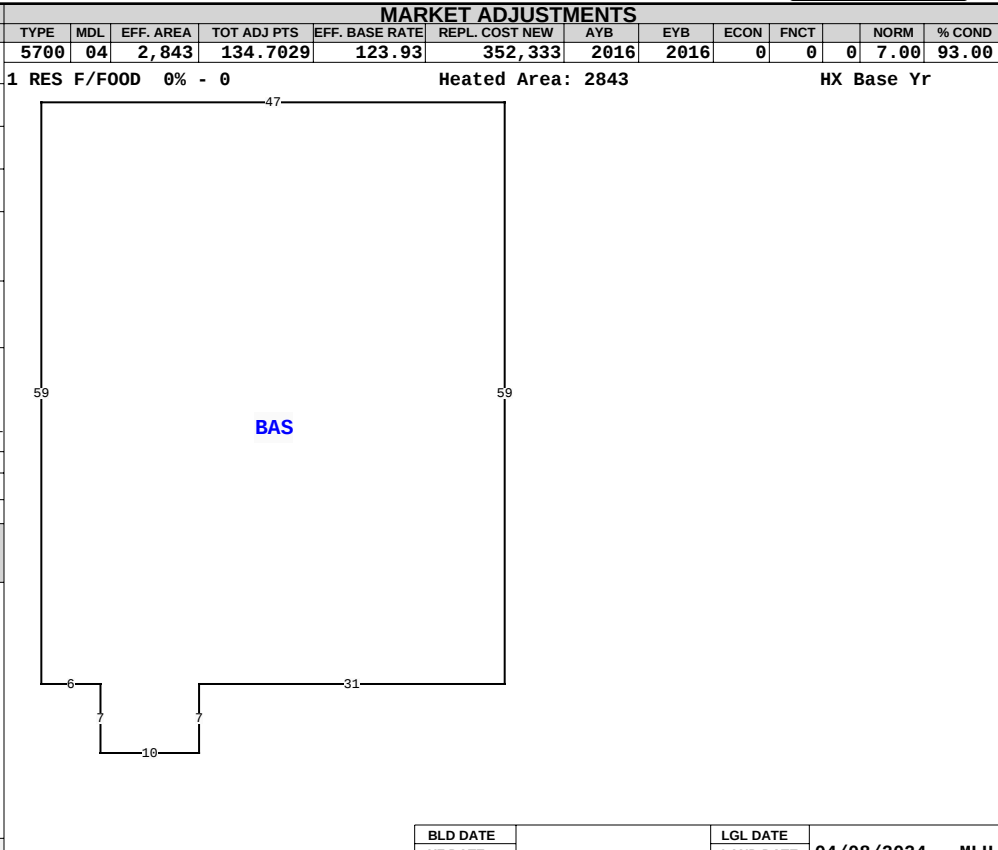
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	21 STONE 20
Roof Structur	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 50
Interior Wall	08 DECORATIVE 50
Interior Floo	15 HARDTILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	06 ENG CENTRL 100
Heating Type	09 ENG F AIR 100
Fixtures	8 100
Frame	02 WOOD FRAME 100
Story Height	12 100
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	36316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,843	100		2,843	327,670
TOTALS	2,843			2,843	327,670

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	11,062.00	UT	1.60	1.60	
2	0166	CONC, PAVMT	0	0	0	0	611.00	UT	2.00	2.00	
3	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	
4	0164	CONC BIN	0	0	16	12	192.00	UT	11.00	11.00	
5	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	

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			0.00	0.00	21,780.00	SF	



2404 W US HIGHWAY 90 , LAKE CITY											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/08/2024 MLU											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE			327,670
TOTAL MARKET OB/XF VALUE			24,333
TOTAL LAND VALUE - MARKET			408,375
TOTAL MARKET VALUE			760,378
SOH/AGL Deduction			0
ASSESSED VALUE			760,378
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			760,378
TOTAL JUST VALUE			760,378
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			763,901

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-0774	COMMERCIAL	0	08/29/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1333/0179	3/08/2017	WD U	I	I	37
GRANTOR: HULL 2000 LLLP & NELS					
GRANTEE: THOUSAND OAKS REAL					
1333/0176	3/07/2017	WD U	I	I	11
GRANTOR: LAKE CITY PLACE LP					
GRANTEE: HULL 2000 LLLP & NE					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W47 S59 E6 S7 E10 N7 E31 N59\$.											