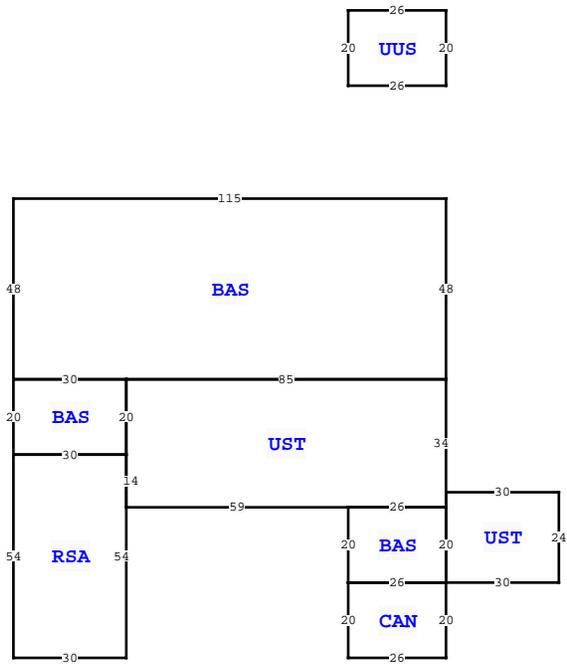




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Plumbing	12	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	0	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100
Quality	02	02
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	520	100
BAS	600	100
BAS	5,520	100
CAN	520	30
RSA	1,620	150
UST	720	50
UST	2,890	50
UUS	520	50
TOTALS	12,910	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SERVGARAGE	0%	- 2026									Heated Area: 8260 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	232,764		
TOTAL MARKET OB/XF VALUE	2,500		
TOTAL LAND VALUE - MARKET	46,200		
TOTAL MARKET VALUE	281,464		
SOH/AGL Deduction	0		
ASSESSED VALUE	281,464		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	281,464		
TOTAL JUST VALUE	281,464		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	218,449		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3633	ADDN COMM	50	03/13/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1542/86	6/03/2025	WD	Q	I	05	385,000

GRANTOR: CHRISTIE CONNIE
GRANTEE: JAX FARM N HOME SUP
1416/0541 7/27/2020 QC U I 11 100
GRANTOR: CITY OF LAKE CITY, FL
GRANTEE: CONNIE CHRISTIE

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	3,000.00	3,000.00	50	0	0	3	50	1,500	
2	0020	BARN,FR	0	0	24	40	UT	0.00	0.00	100	0	0	3	100	600	
3	0070	CARPORT UF	0	0	0	0	UT	0.00	0.00	100	2011	2011	3	100	300	
4	0070	CARPORT UF	0	0	0	0	UT	0.00	0.00	100	2011	2011	3	100	100	

TOTAL OB/XF													
2,500													

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	140.00	220.00	30,800.00	SF		1.00	1.00	1.50	1.50	46,200							

TOTAL OB/XF													
2,500													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W115 S48 BAS= S20 E30 N20 W30\$ E30 UST= S20 RSA= W30 S54 E30 N54\$ S14 E59 BAS= S20 CAN= S20 E26 N20 W26\$ E26 N20 W26\$ E26 UST= S20 E30 N24 W30 S4\$ N34 W85\$ E85 N48\$ PTR= N30 UUS= N20 W26 S20 E26\$ S30\$.													