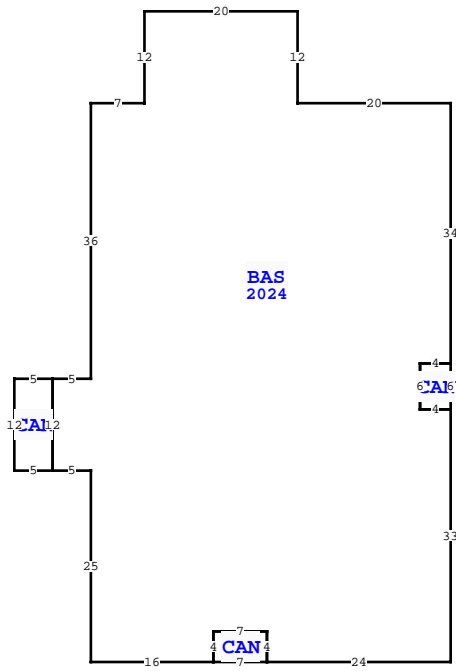




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	70
Exterior Wall	21	STONE	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	09	ENG F AIR	100
Fixtures		12	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	2100	RESTAURANT/CAFE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	840317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,679	100	2024
CAN	24	30	
CAN	28	30	
CAN	60	30	
TOTALS	3,791		

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: 3679 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		407,611
TOTAL MARKET OB/XF VALUE		42,339
TOTAL LAND VALUE - MARKET		405,504
TOTAL MARKET VALUE		855,454
SOH/AGL Deduction		0
ASSESSED VALUE		855,454
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		855,454
TOTAL JUST VALUE		855,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		810,595
SALE:3:1: MTG 1380/752		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045093	Signs - New or Ex	5,000	08/02/2022
000044697	Signs - New or Ex	5,000	06/16/2022
308906	REMODEL	1,100	01/14/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1380/0747	3/07/2019	WD U		I	37	1,540,000
GRANTOR: TMJ REAL ESTATE LLC						
GRANTEE: STAR REALCO LLC						
1224/2544	9/02/2011	WD U		I	11	100
GRANTOR: SPARDEE'S REALTY INC						
GRANTEE: TMJ REAL ESTATE LLC						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	0	15,613.00	UT	1.28	1.28	100	0
2	0253	LIGHTING	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	1993
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993
4	0297	SHED CONCR	0	0	10	24	240.00	UT	10.00	10.00	100	2001
5	0164	CONC BIN	0	0	12	10	120.00	UT	7.50	7.50	100	2001
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2024
7	0166	CONC,PAVMT	0	0	0	0	8,027.00	UT	2.00	2.00	100	2026

TOTAL OB/XF												
42,339												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=-30,1] E20 S34 W4 S6 E4 S33 W24 N4 W7 S4 W16 N25 W5 N12 E5 N36 E7 N12 E20 S12 \$												
CAN=[ORIG=-62,37] W5 S12 E5 N12 \$												
CAN=[ORIG=-41,74] E7 N4 W7 S4 \$												
CAN=[ORIG=-10,41] N6 W4 S6 E4 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT
1	2100	C	RESTAURANT	0		*CG	0.00	0.00	30,720.00	SF		1.00

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
8.25	13.20	405,504							