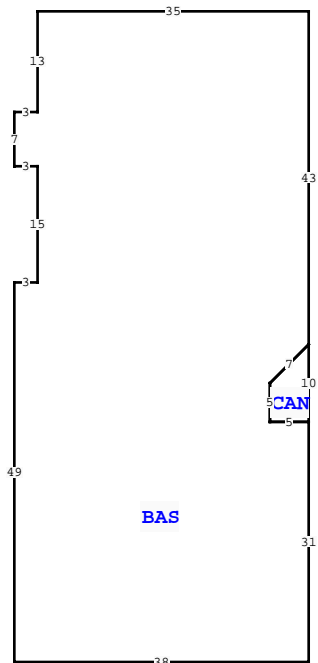


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	70
Exterior Wall	28	GLASS THRM	30
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	08	DECORATIVE	100
Interior Floor	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating 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	08	08	
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	3,071	100	
CAN	38	30	
TOTALS	3,109		

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%	- 2026									
				Heated Area:	3071			HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			394,901
TOTAL MARKET OB/XF VALUE			31,788
TOTAL LAND VALUE - MARKET			248,430
TOTAL MARKET VALUE			675,119
SOH/AGL Deduction			0
ASSESSED VALUE			675,119
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			675,119
TOTAL JUST VALUE			675,119
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			641,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-1081	COMMERCIAL	0	12/10/2015
2413	COMMERCIAL	1,129	08/06/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/55	5/02/2025	WD U	I	I	11	100
GRANTOR: WENDY'S INTERNATIONAL						
GRANTEE: WEDDY'S PROPERTIES						
1509/2535	2/29/2024	WD U	I	I	35	1,864,500
GRANTOR: THOMAS BAIN INC						
GRANTEE: WENDY'S INTERNATIONAL						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0260	PAVEMENT-A	0	0 0	20,107.00
2	0166	CONC, PAVMT	0	0 0	1,152.00
3	0253	LIGHTING	0	0 0	4.00
4	0164	CONC BIN	0	0 22 18	396.00

TOTAL OB/XF													31,788		
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	20,107.00	UT	1.10	1.10	100	2002	2002	3	100	22,118	
2	0166	CONC, PAVMT	0	0 0	1,152.00	UT	2.00	2.00	100	2002	2002	3	100	2,304	
3	0253	LIGHTING	0	0 0	4.00	UT	1,000.00	1,000.00	100	2002	2002	3	100	4,000	
4	0164	CONC BIN	0	0 22 18	396.00	UT	8.50	8.50	100	2002	2002	3	100	3,366	

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		CG	0.00	0.00	29,400.00	SF		1.00	1.00	1.30	6.50	8.45	248,430							