W DIV: ALL BLOCK 9 EX NE1/4.
750-1682, 812-1633, 844-836 THRU

WEDDY'S PROPERTIES LLC
ONE DAVE THOMAS BLVD
DUBLIN, OH 43017

2027

00-00-00-12432-000

BUILDING CHARACTERISTICS

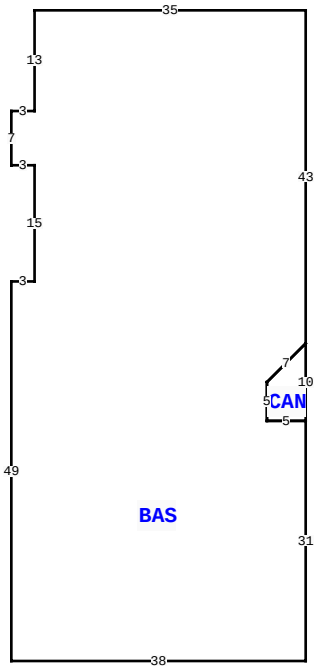
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 70
Exterior Wall	28	GLASS THRM 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,071	100		3,071	393,491
CAN	38	30		11	1,410
TOTALS	3,109			3,082	394,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	3,082	161.9426	148.99	459,187	2002	2010	0	0	0	14.00	86.00

1 RES F/FOOD 0% - 2026 Heated Area: 3071 HX Base Yr



180 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0	20,107.00	UT	1.10	1.10	100	2002	2002	3	100	22,118	
2	0166	CONC,PAVMT	0	0	0	0	1,152.00	UT	2.00	2.00	100	2002	2002	3	100	2,304	
3	0253	LIGHTING	0	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	

COLUMBIA COUNTY PROPERTY

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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	675,119

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	11	100
GRANTOR: WENDY'S INTERNATIONAL						
GRANTEE: WEDDY'S PROPERTIES						
1509/2535	2/29/2024	WD	U	I	35	1,864,500
GRANTOR: THOMAS BAIN INC						
GRANTEE: WENDY'S INTERNATION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S13 W3 S7 E3 S15 W3 S49 E38 N31 CAN= N10 L5 D5 S5 E5$ W5 N5 U5 R5 N43$.

LAND DESCRIPTION

TOTAL OB/XF 31,788

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 04/10/2024 BY TP Total Acres: 0.67 Total Land Value: 248,430 Market: 0 Agricultural: 0 Common: 248,430 PRINTED 11/17/2026 BY SYS