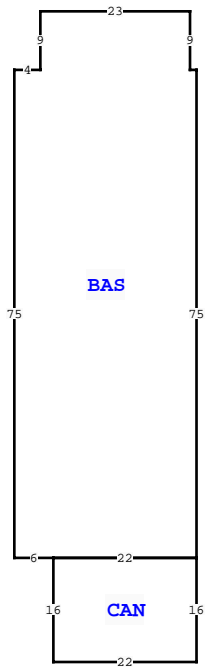


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	08	DECORATIVE	100
Interior Floo	11	CLAY TILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	09	ENG F AIR	100
Fixtures		8	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	07	07	
DOR CODE	2100	RESTAURANT/CAFE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	32317.160	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,307	100	
CAN	352	30	
TOTALS	2,659		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	RES F/FOOD	0%	- 2025									Heated Area: 2307	
												HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			299,745
TOTAL MARKET OB/XF VALUE			33,705
TOTAL LAND VALUE - MARKET			280,309
TOTAL MARKET VALUE			613,759
SOH/AGL Deduction			0
ASSESSED VALUE			613,759
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			613,759
TOTAL JUST VALUE			613,759
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			573,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-1002	COMMERCIAL	0	11/14/2016
745	DEMOLISH	0	08/17/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1137	4/23/2024	WD	U	I	35	3,000,000
GRANTOR: ALDERMAN LAKE CITY LL						
GRANTEE: ANTINA-BIANCO INVES						
1472/1808	7/29/2022	WD	U	I	35	3,619,800
GRANTOR: 280 SW MAIN BOULEVARD						
GRANTEE: ALDERMAN LAKE CITY						

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	0166	CONC,PAVMT	0	0	0	0	3,000.00	UT	2.00	2.00	100	2017	2017	3	100	6,000	
2	0260	PAVEMENT-A	0	0	0	0	15,200.00	UT	1.60	1.60	100	2017	2017	3	100	24,320	
3	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	3,000	
4	0120	CLFENCE	4	0	0	0	70.00	UT	5.50	5.50	100	2017	2017	3	100	385	

TOTAL OB/XF														33,705			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
						05/11/2026	MLU										

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W1 N9 W23 S9 W4 S75 E6 CAN= S16 E22 N16 W22\$ E22 N75\$.									

LAND DESCRIPTION										TOTAL OB/XF										33,705									
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	43,124.40	SF		1.00	1.00	1.00	6.50	6.50	280,309												