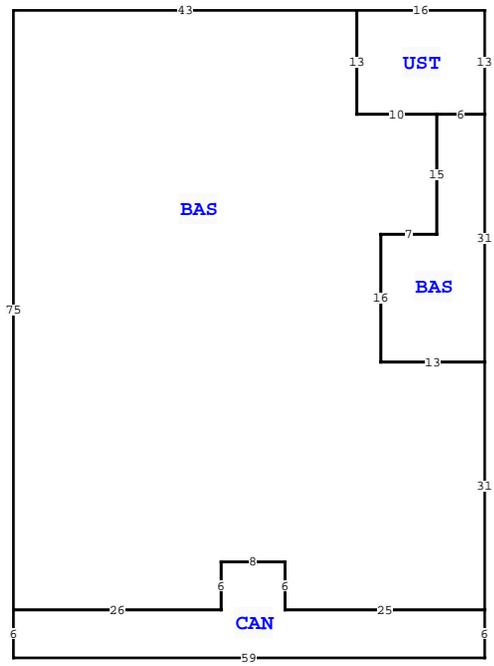


BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 80				
Exterior Wall	28 GLASS THRM 20				
Roof Structure	04 WOOD TRUSS 100				
Roof Cover	04 BUILT-UP 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	12 HARDWOOD 80				
Interior Floor	14 CARPET 20				
Ceiling	02 F.NOT SUS 100				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Fixtures	11 100				
Frame	03 MASONRY 100				
Story Height	12 100				
RMS	8 100				
Stories	1. 1. 100				
Units	0 100				
Condition Adj	02 02 100				
Quality	03 03				
DOR CODE	2100 RESTAURANT/CAFE				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	850317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	298	100		298	9,894
BAS	3,871	100		3,871	128,517
CAN	402	30		121	4,017
UST	208	40		83	2,756
TOTALS	4,779			4,373	145,184

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	RESTAURANT	0%	- 2025									
					Heated Area: 4169							
					HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			145,184
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			55,221
TOTAL MARKET VALUE			201,905
SOH/AGL Deduction			0
ASSESSED VALUE			201,905
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			201,905
TOTAL JUST VALUE			201,905
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			196,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17-0889	REMODEL	0	11/03/2017
422	MAINT/ALTR	75	08/10/2012
1025	ADDN SFR	75	10/06/2008
1138	REMODEL	319	12/31/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/355	12/09/2024	WD U		I	35	181,500
GRANTOR: LAND INVESTMENTS COMP						
GRANTEE: OUR PLACE PIZZERIA						
1472/1942	8/01/2022	WD U		I	35	181,500
GRANTOR: KAPTAIN 7 LLC						
GRANTEE: LAND INVESTMENTS CO						

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	0	1.00	UT 0.00	0.00	100	0	3	100	1,500	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W43 S75 CAN= S6 E59 N6 W25 N6 W8 S6 W26 E26 N6 E8 S6 E25 N31 BAS= N31 W6 S15 W7 S16 E13 W13 N16 E7 N15 UST= E6 N13 W16 S13 E10 W10 N13.	

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	DPHT 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		*C-CBD63.00	110.00	6,311.00	SF		1.00	1.00	1.25	7.00	8.75	55,221									