C DIV: E1/2 BLOCK 10. LESS AND E
W BY 77.50 FT N & S IN THE NW CO
1326-101. & EX 221.25 SQ FT DESC

MARION STREET DELI AND PUB, LLC
291 N MARION AVE
LAKE CITY, FL 32055

2027

00-00-00-12654-000

BUILDING CHARACTERISTICS

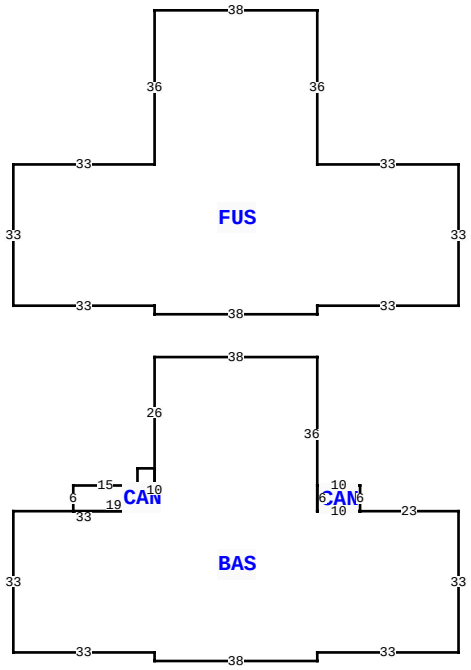
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floo	03	CONC FINSH 50
Interior Floo	09	PINE WOOD 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		18 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		20 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3300	NIGHTCLUB/BARS
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	4,876	100		4,876	149,060
CAN	60	30		18	551
CAN	130	30		39	1,192
FUS	4,876	100		4,876	149,060
TOTALS	9,942			9,809	299,861

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3300	04	9,809	88.6050	61.14	599,722	1940	1940	0	0	0	50.00	50.00

1 NCLUB/BARS 0% - 2026 Heated Area: 9752 HX Base Yr



127 NE VETERANS ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	299,861
TOTAL MARKET OB/XF VALUE	20,391
TOTAL LAND VALUE - MARKET	49,893
TOTAL MARKET VALUE	370,145
SOH/AGL Deduction	0
ASSESSED VALUE	370,145
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370,145
TOTAL JUST VALUE	370,145
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	370,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35463	COMMERCIAL	1,875	06/20/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/495	10/05/2026	WD	Q	I	01	800,000
GRANTOR: HERNANDO PROPERTY DEV						
GRANTEE: MARION STREET DELI						
1547/1295	8/19/2025	WD	U	I	38	550,000
GRANTOR: HALPATTER BREWING LLC						
GRANTEE: HERNANDO PROPERTY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S26 CAN= W4 S4 W15 S6 E19 N10$ S10 W33 S33 E33 S2E38 N2 E33 N33 W23 CAN= N6 W10 S6 E10 $ W10 N36$ PTR=N10 FUS= N2 E33 N33 W33 N36 W38 S36 W33 S33 E33 S2 E38$ S10$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0081	DECKING WI	0	0	16	33	528.00	UT	15.00	15.00	100	2017	2017	3	100	7,920	
3	0295	SPKLR SYS	0	0	0	0	9,752.00	UT	2.25	2.25	50	1960	1960	3	50	10,971	

LAND DESCRIPTION

TOTAL OB/XF 20,391

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	3300	C	NIGHT CLUB	0		*C-CBD	0.00	0.00	19,957.02	SF		1.00	1.00	1.00	2.50	2.50	49,893							

REVIEW DATE 02/17/2026 BY TP Total Acres: 0.46 Total Land Value: 49,893 Market: 0 Agricultural: 0 Common: 49,893 PRINTED 11/16/2026 BY SYS