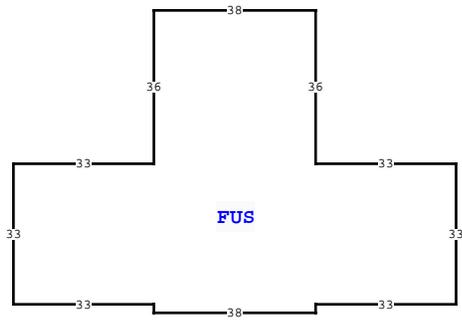




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floo	03	CONC FINSH 50
Interior Floo	09	PINE WOOD 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures	18	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	20	100
Stories	2.	2. 100
Units	0	100
Condition Adj	03	03 100

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	64.68	634,446	1940	1940	0	0	50.00	50.00		
1 NCLUB/BARS 0% - 2026 Heated Area: 9752 HX Base Yr													



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	157,690
CAN	60	30		18	582
CAN	130	30		39	1,262
FUS	4,876	100		4,876	157,690
TOTALS	9,942			9,809	317,223

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	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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.25	2.25	44,903							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			317,223
TOTAL MARKET OB/XF VALUE			20,391
TOTAL LAND VALUE - MARKET			44,903
TOTAL MARKET VALUE			382,517
SOH/AGL Deduction			0
ASSESSED VALUE			382,517
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			382,517
TOTAL JUST VALUE			382,517
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			185,238

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
1547/1295	8/19/2025	WD	U	I	38	550,000

GRANTOR: HALPATTER BREWING LLC  
GRANTEE: HRNANDO PROPERTY DE  
1393/1404 8/20/2019 WD U I 18 0  
GRANTOR: CITY OF LAKE CITY  
GRANTEE: BOARD OF COUNTY COM

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 S W10 N36 S PTR=N10 FUS= N2 E33 N33 W33 N36 W38 S36 W33 S33 E33 S2 E38 S10 S.