C DIV: COMM NE COR BLOCK 28, S 4
CONT S 78.5 FT, SW 33.17 FT, W 1
R/W DUVAL ST, NW 33.18 FT TO E R

CHANCELLOR INCOME HOLDINGS LLC
8377 E HARTFORD DR, SUITE 100
SCOTTSDALE, AZ 85255

2027

00-00-00-12713-000

BUILDING CHARACTERISTICS

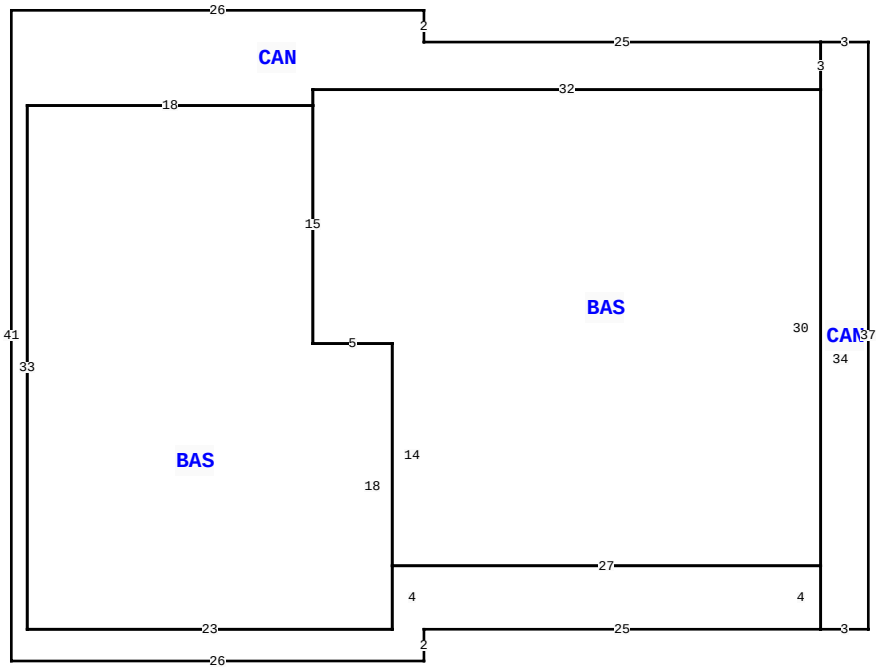
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	28	GLASS THRM 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
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	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	684	100		684	55,475
BAS	890	100		890	72,181
CAN	111	30		33	2,676
CAN	417	30		125	10,138
TOTALS	2,102			1,732	140,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	1,732	160.2846	147.46	255,401	1978	1995	0	0	0	45.00	55.00

1 RES F/FOOD 0% - 2022 Heated Area: 1574 HX Base Yr



121 NW 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	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0260	PAVEMENT-A	0	0	0	0	16,237.00	UT	1.10	1.10	100	0	0	3	100	17,861	
3	0296	SHED METAL	0	0	10	16	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
4	0253	LIGHTING	0	0	0	0	3.00	UT	1,000.00	1,000.00	100	1993	1993	3	100	3,000	
5	0164	CONC BIN	0	0	8	18	144.00	UT	7.50	7.50	100	1993	1993	3	100	1,080	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	140,471
TOTAL MARKET OB/XF VALUE	25,441
TOTAL LAND VALUE - MARKET	239,738
TOTAL MARKET VALUE	405,650
SOH/AGL Deduction	0
ASSESSED VALUE	405,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	405,650
TOTAL JUST VALUE	405,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044949	Signs - New or Ex	5,000	07/12/2022
17-936	REMODEL	0	11/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/1118	6/18/2021	WD	U	I	37	220,000
GRANTOR: STORE MASTER FUNDING						
GRANTEE: CHANCELLOR INCOME H						
1237/2022	6/27/2012	WD	U	I	37	860,000
GRANTOR: SAILORMEN INC						
GRANTEE: CHANCELLOR INCOME H						

BUILDING NOTES

BUILDING DIMENSIONS

CAN= W25 N2 W26 S41 E26 N2 E25 N4 W27 S4 W23 N33 E18 N1 E32 N3$ CAN= S3 BAS= W32 S1 BAS= W18 S33 E23 N18 W5 N15$ S15 E5 S14 E27 N30$ S34 E3 N37W3$.

LAND DESCRIPTION

TOTAL OB/XF 25,441

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		*C-CBD	100.00	185.00	18,162.00	SF		1.00	1.00	1.60	8.25	13.20	239,738							

REVIEW DATE 03/04/2026 BY JB Total Acres: 0.42 Total Land Value: 239,738 Market: 0 Agricultural: 0 Common: 239,738 PRINTED 11/16/2026 BY SYS