C DIV: BEG SE COR OF BLOCK 29,
RUN W 181.25 FT ALONG N R/W
NASSAU ST TO US-41, N 178.4

BRAVOFLORIDA LLC
4220 EDISON LAKES PARKWAY
MISHAWAKA, IN 46545

2027

00-00-00-12719-000

BUILDING CHARACTERISTICS

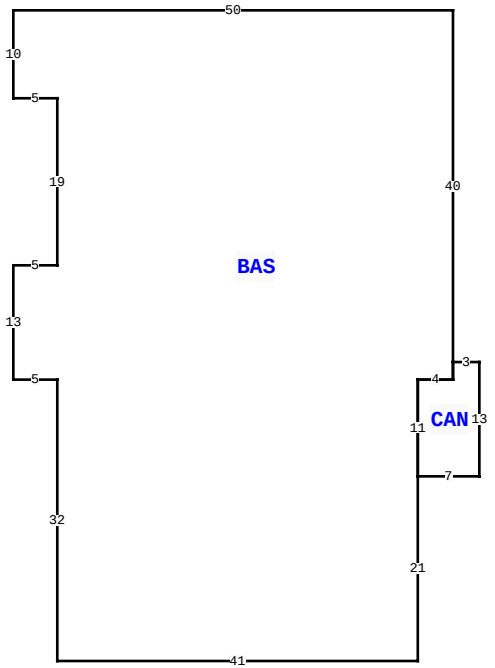
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		N/A 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	3,317	100		3,317	426,092
CAN	83	30		25	3,212
TOTALS	3,400			3,342	429,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	3,342	143.9409	132.43	442,581	2021	2021	0	0	0	3.00	97.00

2 RES F/FOOD 0% - 2022 Heated Area: 3317 HX Base Yr



127 SW 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	0260	PAVEMENT-A	0	0	0	0	16,420.00	UT	1.60	1.60	100	2022	2021		100	26,272	
2	0166	CONC,PAVMT	0	0	0	0	1,000.00	UT	2.00	2.00	100	2022	2021		100	2,000	
3	0253	LIGHTING	0	0	0	0	5.00	UT	1,500.00	1,500.00	100	2022	2021		100	7,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	429,304
TOTAL MARKET OB/XF VALUE	35,772
TOTAL LAND VALUE - MARKET	331,835
TOTAL MARKET VALUE	796,911
SOH/AGL Deduction	0
ASSESSED VALUE	796,911
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	796,911
TOTAL JUST VALUE	796,911
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	796,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21-0106	NEW BURGER KING B		02/17/2021
21-0041	DEMOLISH OLD BUGE		02/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/2790	12/14/2015	WD	U	I	35	930,600
GRANTOR: DEB-LYN INC						
GRANTEE: BRAVOFLRIDA LLC						
0817/2329	2/22/1996	WD	Q	V	03	200,000
GRANTOR: MARY EVELYN MUSICK						
GRANTEE: DEB-LYN INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,10] S10 E5 S19 W5 S13 E5 S32 E41 N21 N11 E4 N2 N40 W50 $
CAN=[ORIG=60,50] S2 W4 S11 E7 N13 W3 $
.

LAND DESCRIPTION

TOTAL OB/XF 35,772

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		CG	200.00	66.00	25,139.00	SF		1.00	1.00	1.60	8.25	13.20	331,835							

REVIEW DATE 07/29/2021 BY ME Total Acres: 0.58 Total Land Value: 331,835 Market: 0 Agricultural: 0 Common: 331,835 PRINTED 11/16/2026 BY SYS