

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

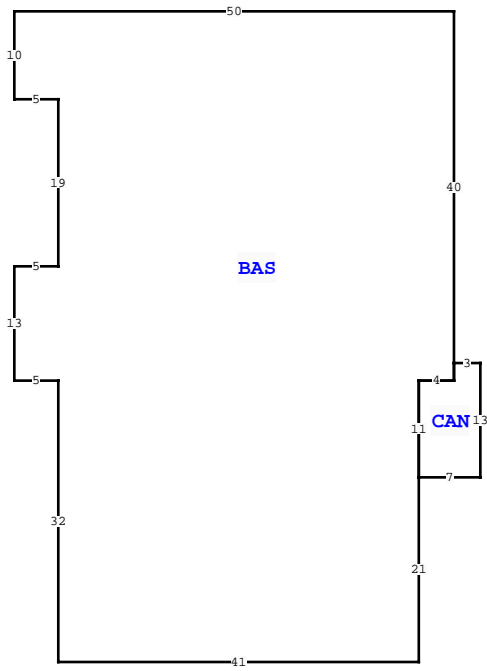
BRAVOFLORIDA LLC  
 4220 EDISON LAKES PARKWAY  
 MISHAWAKA, IN 46545

2026

00-00-00-12719-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	70
Interior Wall	08	DECORATIVE	30
Interior Floor	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
BAS	3,317	100	
CAN	83	30	
TOTALS	3,400		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	RES F/FOOD	0%	- 2022									
				Heated Area: 3317								
				HX Base Yr								



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			761,113

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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	0	16,420.00	UT	1.60	1.60	100	2022
2	0166	CONC, PAVMT	0	0	0	0	1,000.00	UT	2.00	2.00	100	2022
3	0253	LIGHTING	0	0	0	0	5.00	UT	1,500.00	1,500.00	100	2022

TOTAL OB/XF												
35,772												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	2100	C	RESTAURANT	0		CG	200.00	66.00	25,139.00	SF		1.00

BUILDING NOTES												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/11/2026 MLU												

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	2100	C	RESTAURANT	0		CG	200.00	66.00	25,139.00	SF		1.00