S DIV: LOTS 1, 2, 17 & 18 BLOCK
LOTS 1 2 & 3 BLOCK 3 AVONDALE S/

MCDONALD'S CORPORATION 9-1231
110 N. CARPENTER ST, ATTN: DEPT 027- RE TAX
CHICAGO, IL 60607

2027

00-00-00-13860-000

BUILDING CHARACTERISTICS

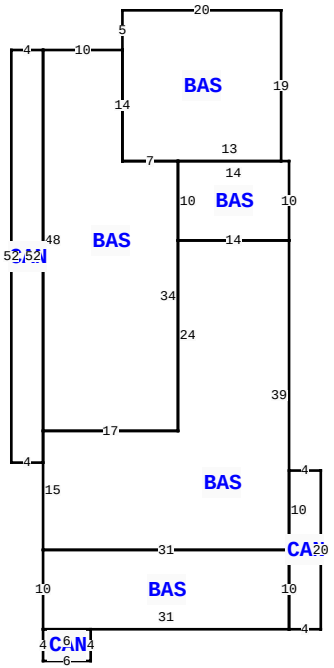
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100		140	10,019
BAS	310	100		310	22,184
BAS	380	100		380	27,194
BAS	718	100		718	51,382
BAS	801	100		801	57,322
CAN	24	30		7	501
CAN	80	30		24	1,717
CAN	208	30		62	4,437
TOTALS	2,661			2,442	174,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	2,442	148.1634	136.31	332,869	1994	1994	0	0	0	47.50	52.50

1 RES F/FOOD 0% - 0 Heated Area: 2349 HX Base Yr



491 SW MAIN BLVD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	174,756
TOTAL MARKET OB/XF VALUE	16,580
TOTAL LAND VALUE - MARKET	220,377
TOTAL MARKET VALUE	411,713
SOH/AGL Deduction	0
ASSESSED VALUE	411,713
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	411,713
TOTAL JUST VALUE	411,713
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	411,713

LAND:1:1: 4 CORNER INFLUENCE

SALE:1:1: CORNER 41 SOUTH & ALACHUA STREET SEE NO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26-0276	REROOF	50,112	05/15/2026
000046257	Remodel	125,000	01/12/2023
19-0461	REMODEL	2,798	10/08/2019
1575	REMODEL	1,575	03/02/2010
00000183	COMMERCIAL	1,220	06/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0788/1916	4/08/1994	WD	Q	V	03	190,000

GRANTOR: JAMES A RICHARDSON SR

GRANTEE: MCDONALD'S CORPORAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S5 BAS= W10 CAN= W4 S52 E4 N52$ S48 E17 N34 W7 N14$ S14 E7 BAS= S10 BAS= S24 W17 S15BAS= S10 CAN= S4 E6 N4 W6$ E31 N10 W31$ E31 CAN= S10 E4 N20 W4 S10$ N39 W14$ E14 N10 W14$ E13 N19$.

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	8,800.00	UT	0.90	0.90	100	0	0	3	100	7,920	
2	0166	CONC,PAVMT	0	0	0	0	3,640.00	UT	1.50	1.50	100	0	0	3	100	5,460	
3	0253	LIGHTING	0	0	0	0	4.00	UT	800.00	800.00	100	0	0	3	100	3,200	

LAND DESCRIPTION

TOTAL OB/XF 16,580

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		00	0.00	0.00	20,548.00	SF		1.00	1.00	1.30	8.25	10.73	220,377							

REVIEW DATE 03/04/2026 BY JB Total Acres: 0.47 Total Land Value: 220,377 Market: 0 Agricultural: 0 Common: 220,377 PRINTED 11/16/2026 BY SYS