S DIV: BEG NE COR OF BLK 4 AVOND
101.62 FT, W 78.5 FT, SW 62.18 F
US-41, N 160 FT TO S R/W BAYA AV

STEVENS WENDY L/STEVENS JERRI
455 SW OYSTERSHELL GLN
LAKE CITY, FL 32024

2027

00-00-00-13868-000

BUILDING CHARACTERISTICS

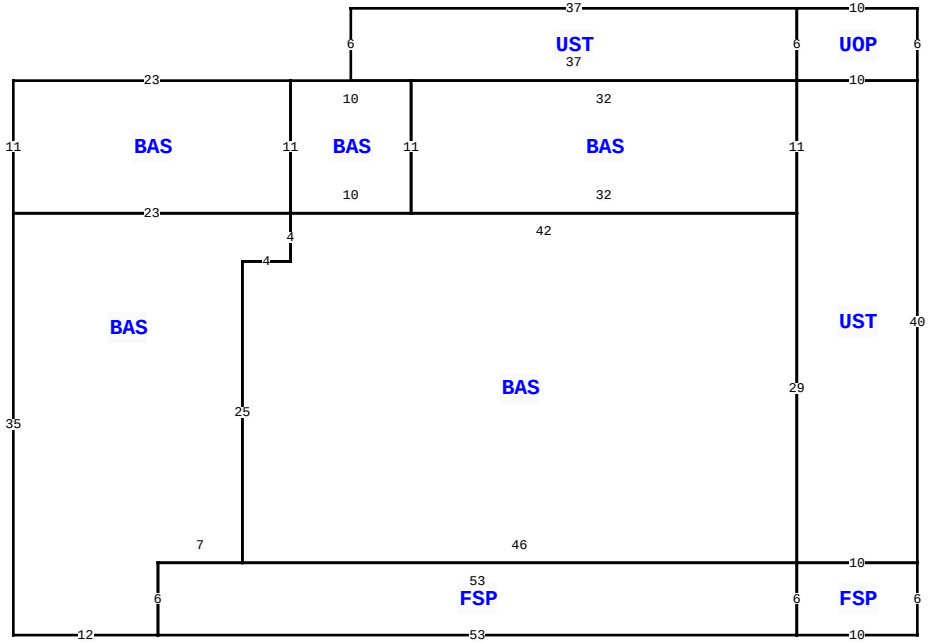
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	11	BD/BTN AVG 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	15	HARDTILE 50
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100		110	4,425
BAS	253	100		253	10,177
BAS	352	100		352	14,159
BAS	639	100		639	25,704
BAS	1,318	100		1,318	53,017
FSP	60	40		24	966
FSP	318	40		127	5,109
UOP	60	20		12	483
UST	222	40		89	3,580
UST	400	40		160	6,436
TOTALS	3,732			3,084	124,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	3,084	104.4784	80.45	248,108	1984	1984	0	0	0	50.00	50.00

1 RESTAURANT 0% - 0 Heated Area: 2672 HX Base Yr



535 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,800	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	5,000.00	5,000.00	90	0	0	3	90	4,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	124,054
TOTAL MARKET OB/XF VALUE	6,300
TOTAL LAND VALUE - MARKET	155,654
TOTAL MARKET VALUE	286,008
SOH/AGL Deduction	0
ASSESSED VALUE	286,008
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	286,008
TOTAL JUST VALUE	286,008
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	286,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-0547	ADDN COMM	343	02/17/2015
14-0468	REMODEL	5	12/11/2014
3754	ADDN COMM	50	05/30/2006
3378	COMMERCIAL	200	08/24/2005
370	ADDN COMM	0	02/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2165	2/05/2026	PR	U	I	11	0
GRANTOR: CLERK OF COURT (STEVE						
GRANTEE: STEVENS WENDY L						
1517/608	4/13/2024	LE	U	I	14	0
GRANTOR: STEVENS JERRI (ENH LE						
GRANTEE: STEVENS BRANTELY JR						

BUILDING NOTES

BUILDING DIMENSIONS

```
BAS=[ORIG=0,0] W42 S4 W4 S25 E46 N29 $
BAS=[ORIG=-42,0] W23 S35 E12 N6 E7 N25 E4 N4 $
UST=[ORIG=0,0] S29 E10 N40 W10 S11 $
BAS=[ORIG=0,0] N11 W32 S11 E32 $
FSP=[ORIG=0,29] S6 W53 N6 E53 $
BAS=[ORIG=-42,0] N11 W23 S11 E23 $
UST=[ORIG=0,-11] N6 W37 S6 E37 $
BAS=[ORIG=-42,0] E10 N11 W10 S11 $
FSP=[ORIG=0,29] S6 E10 N6 W10 $
UOP=[ORIG=10,-11] N6 W10 S6 E10 $
.
```

LAND DESCRIPTION

TOTAL OB/XF 6,300

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	17,152.00	SF		1.00	1.00	1.10	8.25	9.08	155,654							

REVIEW DATE 03/04/2026 BY JB Total Acres: 0.39 Total Land Value: 155,654 Market: 0 Agricultural: 0 Common: 155,654 PRINTED 11/17/2026 BY SYS