S DIV: BEG NE COR OF BLOCK
315, RUN S 94.50 FT, W 94.80
FT TO RD NO 41, N 83.35 FT, NE

FU KING RESTAURANT INC
989 SW RIDGE ST
LAKE CITY, FL 32024

2026

00-00-00-14092-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

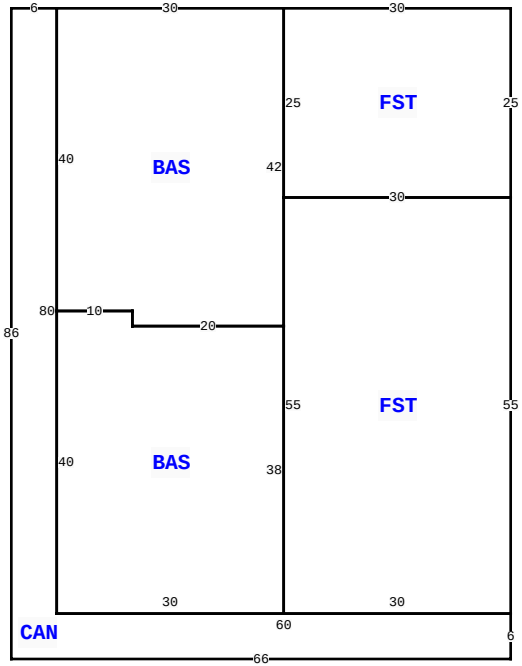
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	05	STEEL 100
Story Height		14 100
RMS		5 100
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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100		1,160	32,969
BAS	1,240	100		1,240	35,243
CAN	876	30		263	7,475
FST	750	50		375	10,658
FST	1,650	50		825	23,448
TOTALS	5,676			3,863	109,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	3,863	118.4242	47.37	182,990	1972	1972	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 2400 HX Base Yr



649 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	109,794
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	42,579
TOTAL MARKET VALUE	153,173
SOH/AGL Deduction	0
ASSESSED VALUE	153,173
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,173
TOTAL JUST VALUE	153,173
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FST= W30 BAS= W30 S40 E10 S2E20 N42$ S25 FST= S55 BAS= N38 W20 N2 W10 S40 E30 $ E30 CAN= S6 W66 N86 E6 S80 E60$ N55 W30$ E30 N25$.

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	300	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 800

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	83.00	95.00	7,885.00	SF		1.00	1.00	1.20	4.50	5.40	42,579							

REVIEW DATE 10/27/2016 BY DF Total Acres: 0.18 Total Land Value: 42,579 Market: 0 Agricultural: 0 Common: 42,579 PRINTED 05/08/2026 BY SYS