

FORT WHITE: 90 FT E & W BY 120 F
 NW COR OF BLOCK 55 ALSO 89 FT E
 N & S IN SW COR SAID BLOCK 55.

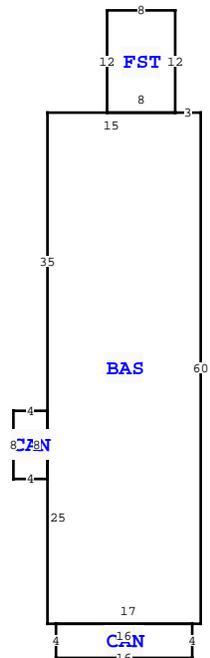
TOMWAN PROPERTIES LLC
 1326 E LUMSDEN RD
 BRANDON, FL 33511

2026

00-00-00-14425-000

| ELEMENT | CD | CONSTRUCTION |
|----------------|----|----------------|
| Exterior Wall | 17 | MSNRY STUC 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structure | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 15 | HARDTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | 7 | 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | 12 | 100 |
| RMS | 3 | 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |

| 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% - 0 | | | | | | | | | | |
| | | | | Heated Area: 1080 | | | | | | | | |
| | | | | | HX Base Yr | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|--|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 4 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 154,334 |
| TOTAL MARKET OB/XF VALUE | | | 20,164 |
| TOTAL LAND VALUE - MARKET | | | 65,835 |
| TOTAL MARKET VALUE | | | 240,333 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 240,333 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 240,333 |
| TOTAL JUST VALUE | | | 240,333 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 235,458 |
| SALE:2:1: LIFE ESTATE-GEORGE DECEASED-REVERTS BACK | | | |
| SALE:1:1: \$.70 STAMPS | | | |

| Quality | | 07 07 | | | |
|------------------|------------------|----------------------|------|--------------|----------------------|
| DOR CODE | | 2100 RESTAURANT/CAFE | | | |
| MAP NUM | MKT AREA | 02 | | | |
| NEIGHBORHOOD/LOC | | 16.00 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,080 | 100 | | 1,080 | 144,063 |
| CAN | 32 | 30 | | 10 | 1,334 |
| CAN | 64 | 30 | | 19 | 2,534 |
| FST | 96 | 50 | | 48 | 6,403 |
| TOTALS | 1,272 | | | 1,157 | 154,334 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| 37762 | COMMERCIAL | 2,061 | 02/19/2019 |
| 27635 | COMMERCIAL | 301 | 02/16/2009 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 3394/1878 | 8/28/2019 | WD | U | I | 11 | 100 |

| GRANTOR: RONYA PROPERTIES LLC | | | | | | |
|--------------------------------|-----------|----|---|---|----|---------|
| GRANTEE: TOMWAN PROPERTIES L | | | | | | |
| 1353/2604 | 2/12/2018 | WD | Q | I | 01 | 125,000 |
| GRANTOR: ARVIND PATEL MD & VAR | | | | | | |
| GRANTEE: RONYA PROPERTIES LL | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|---|----|----------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | 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 | 9,532.00 | UT | 2.00 | 2.00 | 100 | 2019 | 2019 | 3 | 100 | 19,064 | |
| 2 | 0164 | CONC BIN | 0 | 0 | 10 | 100.00 | UT | 11.00 | 11.00 | 100 | 2019 | 2019 | 3 | 100 | 1,100 | |

| BLD DATE | | | LGL DATE | | |
|------------------------------------|--|--|-----------|--|--|
| XF DATE | | | LAND DATE | | |
| INC DATE | | | AG DATE | | |
| 7788 SW US HIGHWAY 27 , FORT WHITE | | | | | |

| BUILDING NOTES | | | | | | |
|---|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | |
| BAS= W3 FST= N12 W8 S12 E8\$ W15 S35 CAN= W4 S8 E4 N8\$ S25 E1 CAN= S4 E16 N4 W16\$ E17 N60\$. | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | | | 0.00 | 0.00 | 18,810.00 | SF | | 1.00 | 1.00 | 1.00 | 3.50 | 3.50 | 65,835 | | | | | | | | |