

COMM NE COR OF SEC, W 1337 FT TO 275.10 FT, E 60 FT TO E R/W US-4 E 240 FT, S 215 FT, W 110.69 FT,

TUTERA CARL REVOCABLE FAMILY TRUST DATED OCTOBER 2 357 OCEAN SHORE BLVD ORMOND BEACH, FL 32176

2026

03-6S-17-09572-000

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
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	2100	RESTAURANT/CAFE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	3617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,538	100	2022
CAN	32	30	2022
CAN	44	30	2022
CAN	100	30	2022
UOP	380	20	2022
UST	114	40	2022
TOTALS	4,208		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4	RES F/FOOD	0%	- 2023									
Heated Area: 3538 HX Base Yr												
BLD DATE		LGL DATE										
XF DATE		LAND DATE										
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		487,766	
TOTAL MARKET OB/XF VALUE		62,804	
TOTAL LAND VALUE - MARKET		158,119	
TOTAL MARKET VALUE		708,689	
SOH/AGL Deduction		0	
ASSESSED VALUE		708,689	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		708,689	
TOTAL JUST VALUE		708,689	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		698,144	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043059	Signs - New or Ex	68,000	10/28/2021
000043060	Signs - New or Ex	9,900	10/28/2021
000042961	NEW BURGER KING	891,520	10/14/2021
000042634	New Commercial Co	10,000	08/26/2021
000042106	Demolition	65,000	06/09/2021
000042104	Demolition	6,000	06/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1295	10/29/2024	WD	U	I	11	100
GRANTOR: TUTERA CARL						
GRANTEE: TUTERA CARL REVOCAB						
1470/1742	7/05/2022	LE	U	I	14	100
GRANTOR: TUTERA CARL						
GRANTEE: TUTERA CARL						

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	26,413.00	UT	1.60	1.60	100	2022
2	0166	CONC, PAVMT	0	0	0	0	1,185.00	UT	2.00	2.00	100	2022
3	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2022
4	0169	FENCE/WOOD	0	0	0	0	495.00	UT	15.50	15.50	100	2022

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=40,0] S23 S19 S8 E10 N5 E23 S5 E13 N5 E33 N41 W20 W13 N4 W3 W43 \$	
UOP=[YR=2022;ORIG=40,23] W20 S19 E20 N19 \$	
UST=[YR=2022;ORIG=20,23] W6 S19 E6 N19 \$	
CAN=[YR=2022;ORIG=74,50] S4 E11 N4 W11 \$	
CAN=[YR=2022;ORIG=41,50] S4 E8 N4 W8 \$	
CAN=[YR=2022;ORIG=83,-3] S3 E3 S4 E13 N7 W16 \$	

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	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		CHI	0.00	0.00	32,234.00	SF		1.00	1.00	1.20	2.75	3.30	106,372							
2	2100	C	RESTAURANT	0		CHI	0.00	0.00	15,681.00	SF		1.00	1.00	1.20	2.75	3.30	51,747							