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

2027

03-6S-17-09572-000

BUILDING CHARACTERISTICS

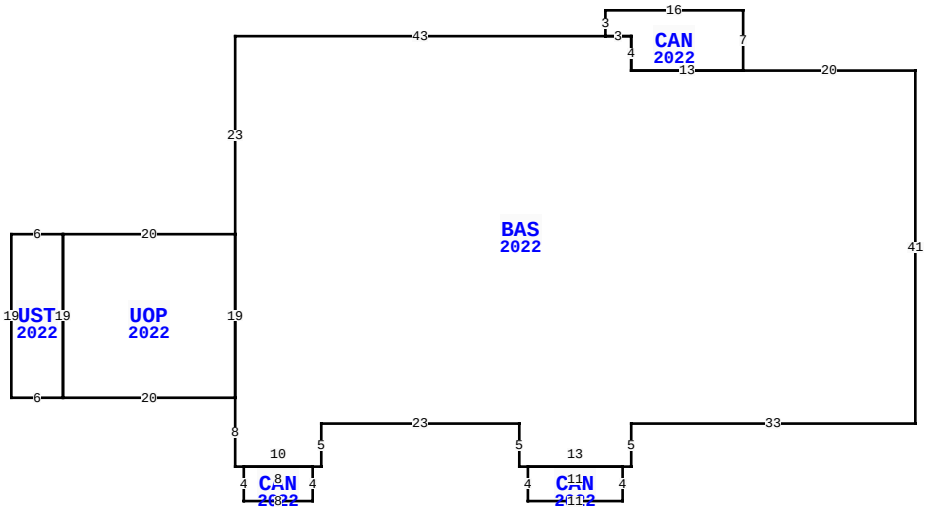
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,538	100	2022	3,538	450,089
CAN	32	30	2022	10	1,273
CAN	44	30	2022	13	1,654
CAN	100	30	2022	30	3,817
UOP	380	20	2022	76	9,668
UST	114	40	2022	46	5,852
TOTALS	4,208			3,713	472,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	3,713	142.5569	131.15	486,960	2021	2021	0	0	0	3.00	97.00

4 RES F/FOOD 0% - 2023 Heated Area: 3538 HX Base Yr



13721 S US HIGHWAY 441, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0260	PAVEMENT-A	0	0	0	0	26,413.00	UT	1.60	1.60	100	2022	2021		100	42,261	
2	0166	CONC,PAVMT	0	0	0	0	1,185.00	UT	2.00	2.00	100	2022	2021		100	2,370	
3	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2022	2021		100	10,500	
4	0169	FENCE/WOOD	0	0	0	0	495.00	UT	15.50	15.50	100	2022	2021		100	7,673	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	472,351
TOTAL MARKET OB/XF VALUE	62,804
TOTAL LAND VALUE - MARKET	172,494
TOTAL MARKET VALUE	707,649
SOH/AGL Deduction	0
ASSESSED VALUE	707,649
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	707,649
TOTAL JUST VALUE	707,649
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	707,649

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						

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 62,804

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		CHI	0.00	0.00	32,234.00	SF		1.00	1.00	1.20	3.00	3.60	116,042							
2	2100	C	RESTAURANT	0		CHI	0.00	0.00	15,681.00	SF		1.00	1.00	1.20	3.00	3.60	56,452							

REVIEW DATE 03/31/2026 BY JB Total Acres: 1.10 Total Land Value: 172,494 Market: 0 Agricultural: 0 Common: 172,494 PRINTED 11/16/2026 BY SYS