



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	80
Exterior Wall	28	GLASS THRM	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	04	PLYWOOD	100
Interior Floor	08	SHT VINYL	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		8	100
Frame	05	STEEL	100
Story Height		10	100
RMS		4	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	06	06	
DOR CODE	2200 DRIVE-IN REST.		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,412	100	
CAN	3,064	30	
CDN	2,100	35	
TOTALS	6,576		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	RES F/FOOD	0%	- 2023																					
					Heated Area: 1412			HX Base Yr																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/11/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/11/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			221,431
TOTAL MARKET OB/XF VALUE			20,278
TOTAL LAND VALUE - MARKET			194,051
TOTAL MARKET VALUE			435,760
SOH/AGL Deduction			0
ASSESSED VALUE			435,760
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			435,760
TOTAL JUST VALUE			435,760
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			407,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1478	COMMERCIAL	75	03/19/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/1680	3/23/2022	WD	U	I	37	2,305,000
GRANTOR: NFSGA, LLC						
GRANTEE: PRECISION REAL ESTA						
1459/2737	12/31/2021	WD	U	I	35	1,328,800
GRANTOR: B&B MERRITT REAL ESTA						
GRANTEE: NFSGA, LLC						

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	0260	PAVEMENT-A	0	0	0	0	19,264.00	UT	0.90	0.90	100	1999	1999	3	100	17,338	
2	0166	CONC, PAVMT	0	0	0	0	1,080.00	UT	1.50	1.50	100	1999	1999	3	100	1,620	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,620.00	1,620.00	50	1999	1999	3	50	810	
4	0164	CONC BIN	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	510	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W42 CAN= N7 W66 S43 E117 N14 W71 N7 W6 N8 E6 N7 E20\$ W20 S7 W6 S8 E6 S7 E62 N22\$ PTR= N30 CDN= N14 W150 S14 E150\$ S30\$.	

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	2200	C	DRIVE-IN	0			0.00	0.00	35,282.00	SF		1.00	1.00	1.00	5.50	5.50	194,051								