COMM NE COR OF SEC, RUN S
ALONG SEC LINE 1029.51 FT, SW
282.93 FT, W 379.72 FT FOR POB

SUSIE Q FOODS OF FLORIDA LLC
P O BOX 2300
THOMASVILLE, GA 31799

2027

10-5S-16-03533-001

BUILDING CHARACTERISTICS

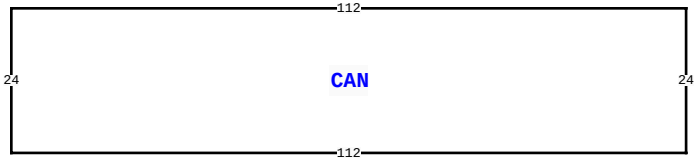
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1126	CONV STORE/GAS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.00	1.00/

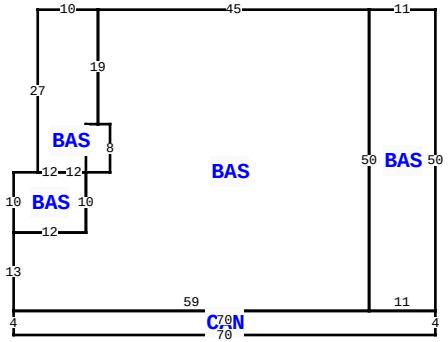
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	4,406
BAS	286	100		286	10,501
BAS	550	100		550	20,195
BAS	2,468	100		2,468	90,620
CAN	280	30		84	3,084
CAN	2,688	30		806	29,595
TOTALS	6,392			4,314	158,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	4,314	87.8384	66.76	288,003	1992	1995	0	0	0	45.00	55.00

1 NBHD CONVE 0% - 0 Heated Area: 3424 HX Base Yr





8035 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
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	100	100	10,000.00	UT	0.90	0.90	100	0	0	3	100	9,000	
2	0164	CONC BIN	0	0	11	12	132.00	UT	12.00	12.00	100	2008	2008	3	100	1,584	
3	0253	LIGHTING	0	0	0	0	2.00	UT	900.00	900.00	100	2008	2008	3	100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	158,402
TOTAL MARKET OB/XF VALUE	12,384
TOTAL LAND VALUE - MARKET	127,021
TOTAL MARKET VALUE	297,807
SOH/AGL Deduction	0
ASSESSED VALUE	297,807
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	297,807
TOTAL JUST VALUE	297,807
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	297,807

PRMT:1:1: CANOPY

BLDG:1:1: B & B FOOD STORE COLUMBIA CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8109	COMMERCIAL	18,000	02/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/0487	8/23/2019	WD	U	I	35	3,350,000
GRANTOR: THE KINJAC CORPORATIO						
GRANTEE: SUSIE Q FOODS OF FL						
1199/2064	7/28/2010	WD	U	I	11	0
GRANTOR: BEHRENWALD ENTERPRICE						
GRANTEE: THE KINJAC CORPORAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 BAS= W10 S27 E12 N8W2 N19$ S19 W2 S8 BAS= W12 S10 E12 N10$ S10 W12 S13 CAN= S4 E70 N4 W70$ E59 BAS= E11 N50 W11 S50$ N50$ PTR=N30 CAN= N24 W112 S24 E112$S30$.

LAND DESCRIPTION

TOTAL OB/XF 12,384

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	1100	C	STORE 1FLR	0		00	0.00	0.00	94,089.60	SF		1.00	1.00	1.00	1.35	1.35	127,021							

REVIEW DATE 09/05/2019 BY BC Total Acres: 2.16 Total Land Value: 127,021 Market: 0 Agricultural: 0 Common: 127,021 PRINTED 11/16/2026 BY SYS