COMM NW OF SEC, RUN E ALONG S
LINE SEC 8, 702.60 FT, CONT E
308.62 FT FOR POB, RUN N 43.86

KC-HH INVESTMENTS LLC
,

2027

17-3S-17-04980-003

BUILDING CHARACTERISTICS

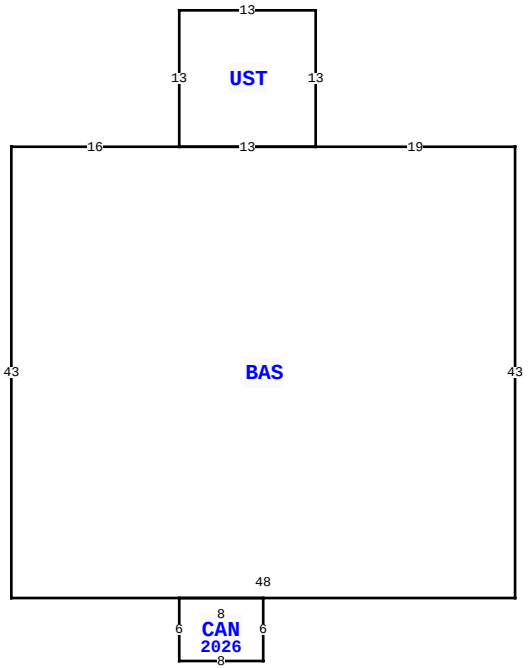
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,064	100		2,064	189,659
CAN	48	30	2026	14	1,287
UST	169	40		68	6,248
TOTALS	2,281			2,146	197,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	2,146	121.8000	112.06	240,481	2008	2008	0	0	0	18.00	82.00

1 RES F/FOOD 0% - 0 Heated Area: 2064 HX Base Yr



122 NW BELL ST, 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	0164	CONC BIN	0	0	0	0	208.00	UT	14.00	14.00	100	2008	2008	3	100	2,912	
2	0166	CONC,PAVMT	0	0	0	0	938.00	UT	3.00	3.00	100	2008	2008	3	100	2,814	
3	0253	LIGHTING	0	0	0	0	8.00	UT	1,800.00	1,800.00	100	2008	2008	3	100	14,400	
4	0260	PAVEMENT-A	0	0	0	0	37,127.00	UT	1.85	1.85	100	2008	2008	3	100	68,685	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	197,194
TOTAL MARKET OB/XF VALUE	88,811
TOTAL LAND VALUE - MARKET	250,577
TOTAL MARKET VALUE	536,582
SOH/AGL Deduction	140,756
ASSESSED VALUE	395,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,826
TOTAL JUST VALUE	536,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	536,582

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-0547	REMODEL	1,091	10/10/2019
377	COMMERCIAL	1,077	10/15/2007
377	ADDN COMM	50	10/15/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/1431	5/10/2019	WD	U	I	37	961,300
GRANTOR: HUDDLE HOUSE INC						
GRANTEE: KC-HH INVESTMENTS L						
1322/1444	9/19/2016	WD	U	I	30	415,000
GRANTOR: LAKE CITY MANAGEMENT						
GRANTEE: HUDDLE HOUSE, INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W19 W13 W16 S43 E48 N43 $
UST=[ORIG=-19,0] N13 W13 S13 E13 $
CAN=[YR=2026;ORIG=-32,43] S6 E8 N6 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 88,811

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	102,801.00	SF		1.00	0.75	0.75	3.25	2.44	250,577							

REVIEW DATE 03/06/2026 BY ME Total Acres: 2.36 Total Land Value: 250,577 Market: 0 Agricultural: 0 Common: 250,577 PRINTED 11/17/2026 BY SYS