COMM 100 FT E OF NW COR, BEING O
US-441 FOR POB, RUN E 210 FT, S
FT, N 210 FT TO POB.

G&N BAR INC
17014 NW US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

27-7S-17-10055-001

BUILDING CHARACTERISTICS

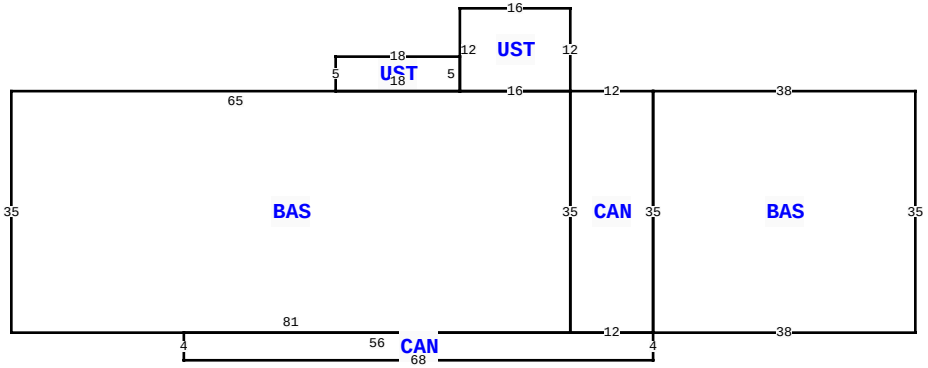
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	06	BD/BATTEN 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3300	NIGHTCLUB/BARS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100		1,330	40,751
BAS	2,835	100		2,835	86,865
CAN	272	30		82	2,513
CAN	420	30		126	3,861
UST	90	40		36	1,103
UST	192	40		77	2,360
TOTALS	5,139			4,486	137,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3300	04	4,486	88.8169	61.28	274,902	1955	1965	0	0	0	50.00	50.00

1 NCLUB/BARS 0% - 0 Heated Area: 4165 HX Base Yr



23731 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	137,451
TOTAL MARKET OB/XF VALUE	3,340
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	170,791
SOH/AGL Deduction	0
ASSESSED VALUE	170,791
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,791
TOTAL JUST VALUE	170,791
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,791

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/871	1/28/2026	PR	U	I	19	150,000
GRANTOR: FISHMAN ALAN M						
GRANTEE: G&N BAR INC						
1161/0614	10/27/2008	WD	Q	I	03	300,000
GRANTOR: SANTA FE BAR & PACKAG						
GRANTEE: ALAN M FISHMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E38 N35 W38 S35$ CAN= N35W12 S35 E12$ CAN= W12 BAS= N35 UST= N12 W16 S12 E16$ W16 UST= N5 W18 S5 E18$ W65 S35 E81$ W 56 S4 E68 N4$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	3,340	

LAND DESCRIPTION

TOTAL OB/XF 3,340

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	3300	C	NIGHT CLUB	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 07/13/2026 BY TP Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS