COMM NW COR OF SW1/4 OF NW1/4, R
FT TO S R/W OF OLD CR-242, E ALO
FT(C), CONT E 133.23 FT(C) FOR P

WEN-ONE OF FLORIDA INC
296 S MARION AVE
LAKE CITY, FL 32025

2027

30-4S-17-08893-000

BUILDING CHARACTERISTICS

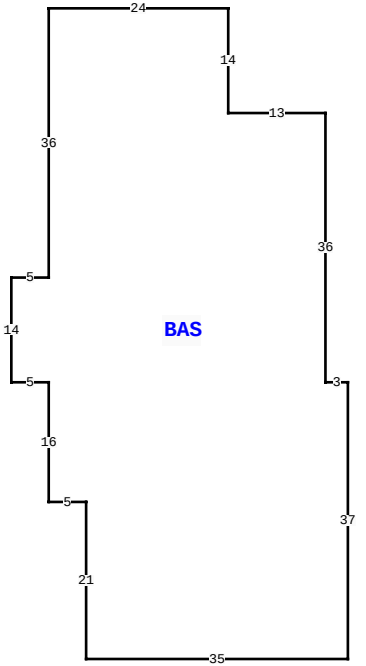
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		15 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,113	100		3,113	408,000
TOTALS	3,113			3,113	408,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	3,113	154.8483	142.46	443,478	2015	2015	0	0	0	8.00	92.00

2 RES F/FOOD 0% - 0 Heated Area: 3113 HX Base Yr



202 SW COREY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 MLU
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	12	20	240.00	UT	11.00	11.00	100	2015	2015	3	100	2,640	
2	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2015	2015	3	100	10,500	
3	0260	PAVEMENT-A	0	0	46	470	21,620.00	UT	1.60	1.60	100	2015	2015	3	100	34,592	
4	0166	CONC,PAVMT	0	0	0	0	1,233.00	UT	2.00	2.00	100	2015	2015	3	100	2,466	
5	0120	CLFENCE 4	0	0	0	0	280.00	UT	5.50	5.50	100	2015	2015	3	100	1,540	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	408,000
TOTAL MARKET OB/XF VALUE	51,738
TOTAL LAND VALUE - MARKET	311,450
TOTAL MARKET VALUE	771,188
SOH/AGL Deduction	21,111
ASSESSED VALUE	750,077
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	750,077
TOTAL JUST VALUE	771,188
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	771,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32458	COMMERCIAL	2,383	11/06/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/0143	3/28/2018	PR	U	I	19	1,650,000
GRANTOR: GARY SCAFF, DAVID GOO						
GRANTEE: WEN-ONE OF FLORIDA						
1188/2007	2/05/2010	WD	U	I	37	165,000
GRANTOR: RICHARD & JUDY COLE &						
GRANTEE: STAFFORD L JR & ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S36 W5 S14 E5 S16 E5 S21 E35 N37 W3 N36 W13 N14$.

LAND DESCRIPTION

TOTAL OB/XF 51,738

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		A-1	0.00	0.00	62,290.00	SF		1.00	1.00	1.00	5.00	5.00	311,450							

REVIEW DATE 03/20/2026 BY TP Total Acres: 1.43 Total Land Value: 311,450 Market: 0 Agricultural: 0 Common: 311,450 PRINTED 11/17/2026 BY SYS