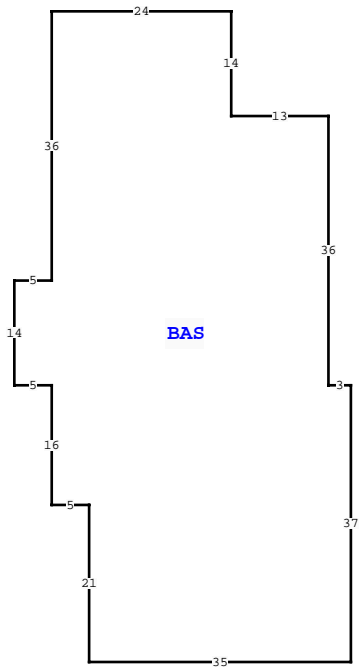


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	28	GLASS THRM	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	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
BAS	3,113	100	
		TOT ADJ AREA	SUBAREA MARKET VALUE
		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		
2	RES F/FOOD	0% - 0		142.46	443,478	2015	2015	0	0	8.00	92.00	Heated Area: 3113 HX Base Yr	



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		89,300		
ASSESSED VALUE		681,888		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		681,888		
TOTAL JUST VALUE		771,188		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		619,898		

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						

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	0164	CONC BIN	0	0	12	20	UT	11.00	11.00	100	2015	2015	3	100	2,640	
2	0253	LIGHTING	0	0	0	0	UT	1,500.00	1,500.00	100	2015	2015	3	100	10,500	
3	0260	PAVEMENT-A	0	0	46	470	UT	1.60	1.60	100	2015	2015	3	100	34,592	
4	0166	CONC, PAVMT	0	0	0	0	UT	2.00	2.00	100	2015	2015	3	100	2,466	
5	0120	CLFENCE 4	0	0	0	0	UT	5.50	5.50	100	2015	2015	3	100	1,540	

TOTAL OB/XF														51,738										
LAND DESCRIPTION																								
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	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							

BUILDING NOTES													

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