

COMM INTERS W CITY LIMIT LINE &
 RUN N 112.02 FT E 20 FT TO INTER
 ST & NW R/W US-90, RUN SE 66 DEG

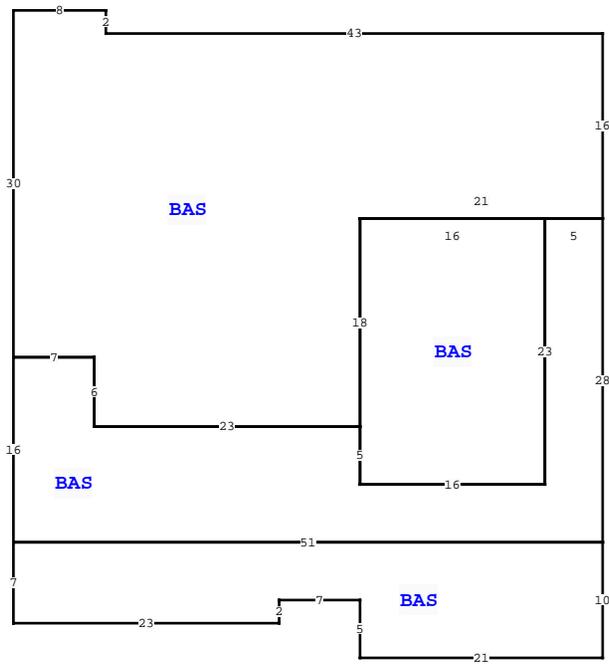
GANG AND XIA'S FAMILY TRUST DATED FEBRUARY 24, 202
 1115 W US HIGHWAY 90
 LAKE CITY, FL 32055

2026

31-3S-17-06161-001


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	15	CONC BLOCK 70			
Exterior Wall	32	HARDIE BRD 30			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	14	PREFIN MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	15	HARDTILE 100			
Ceiling	02	F.NOT SUS 100			
Air Condition	06	ENG CENTRL 100			
Heating Type	09	ENG F AIR 100			
Fixtures		5 100			
Frame	03	MASONRY 100			
Story Height		8 100			
RMS		2 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	03	03 100			
Quality	05	05			
DOR CODE	2100	RESTAURANT/CAFE			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	31317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	368	100		368	25,485
BAS	406	100		406	28,117
BAS	562	100		562	38,920
BAS	1,330	100		1,330	92,107
TOTALS	2,666			2,666	184,631

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	RESTAURANT	0%	- 2026		Heated Area: 2666		HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		184,631
TOTAL MARKET OB/XF VALUE		3,865
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		358,496
SOH/AGL Deduction		0
ASSESSED VALUE		358,496
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		358,496
TOTAL JUST VALUE		358,496
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0488	INTERIOR RENOVATI	490,000	06/12/2025
2501	REMODEL	150	12/02/2011
1482	ADDN COMM	225	11/10/2009
308	MAINT/ALTR	50	08/28/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/2560	1/07/2025	WD U		I	35	600,000
GRANTOR: BRYANT JERRY ALVIN FA						
GRANTEE: GANG AND XIA'S FAMI						
1503/842	11/21/2023	WD U		I	35	475,000
GRANTOR: SUH SANG KWON						
GRANTEE: BRYANT JERRY ALVIN						

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,500	
2	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0166	CONC, PAVMT	0	0	0	0	11.00	UT	15.00	15.00	100	2000	2000	3	100	165	

TOTAL OB/XF												
3,865												

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		*CG	100.00	200.00	20,000.00	SF		1.00	1.00	1.00	8.50	8.50	170,000							

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W43 N2 W8 S30 BAS= S16 BAS= S7 E23 N2 E7 S5 E21 N10												
W51\$ E51 N28 W5S23 W16 N5 W23 N6W7\$E7 S6 E23 BAS= S5 E16 N23												
W16 S18\$ N18 E21 N16\$.												