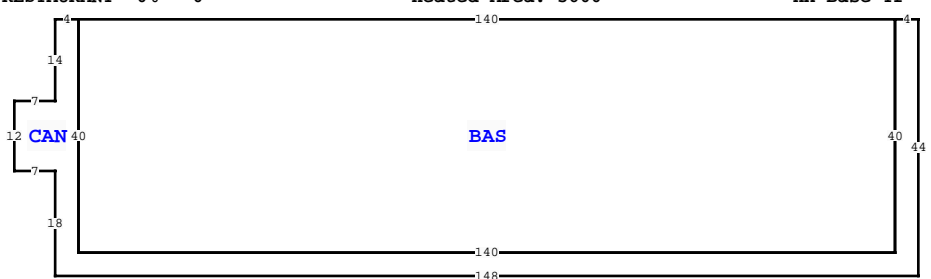




BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	17 MSNRY STUC 70				
Exterior Wall	19 COMMON BRK 30				
Roof Structure	04 WOOD TRUSS 100				
Roof Cover	14 PREFIN MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	15 HARDTILE 100				
Ceiling	01 FIN.SUSPD 100				
Air Condition	06 ENG CENTRL 100				
Heating Type	09 ENG F AIR 100				
Fixtures	18 100				
Frame	03 MASONRY 100				
Story Height	10 100				
RMS	3 100				
Stories	1. 1. 100				
Units	0 100				
Condition Adj	03 03 100				
Quality	06 06				
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	5,600	100		5,600	512,263
CAN	996	30		299	27,352
TOTALS	6,596			5,899	539,615

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	RESTAURANT	0%	- 0		586,538	1978	2015	0	0	8.00	92.00	
			Heated Area: 5600						HX Base Yr			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	Tax Dist:	STANDARD
BUILDING MARKET VALUE	539,615		
TOTAL MARKET OB/XF VALUE	74,140		
TOTAL LAND VALUE - MARKET	476,530		
TOTAL MARKET VALUE	1,090,285		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,090,285		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,090,285		
TOTAL JUST VALUE	1,090,285		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,045,988		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046703	Electrical Servic	150	03/09/2023
15-0580	COMMERCIAL	0	02/27/2015
32376	COMMERCIAL	3,075	10/08/2014
28250	MAINT/ALTR	125	12/07/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1276/0364	6/13/2014	WD Q	Q	I	01	635,000

GRANTOR: RICHARD A ROSSI
GRANTEE: CEDAR RIVER SEAFOOD

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	0166	CONC, PAVMT	0	0	0	26,910.00	UT	2.00	2.00	100	2015	2015	3	100	53,820	
2	0295	SPKLR SYS	0	0	0	5,600.00	UT	1.75	1.75	100	2015	2015	3	100	9,800	
3	0253	LIGHTING	0	0	0	4.00	UT	1,500.00	1,500.00	100	2015	2015	3	100	6,000	
4	0164	CONC BIN	0	0	12	144.00	UT	11.00	11.00	100	2015	2015	3	100	1,584	
5	0119	MASONRY WA	0	0	6	144.00	UT	6.50	6.50	100	2015	2015	3	100	936	
6	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W140 CAN= W4 S14 W7 S12 E7 S18 E148 N44 W4 S40 W140 N40\$ S40 E140 N40\$.	

LAND DESCRIPTION													TOTAL OB/XF												
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	335.00	120.00	50,161.00	SF		1.00	1.00	1.00	9.50	9.50	476,530								