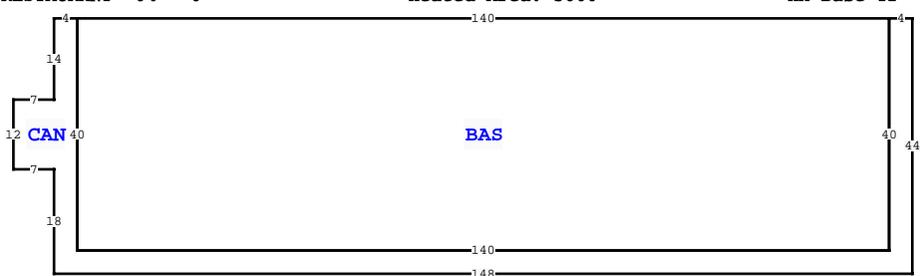




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	70
Exterior Wall	19	COMMON BRK	30
Roof Structure	04	WOOD TRUSS	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating 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
BAS	5,600	100	
CAN	996	30	
TOTALS	6,596		

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		Heated Area: 5600					HX Base Yr		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		560,672	
TOTAL LAND VALUE - MARKET		74,140	
TOTAL MARKET VALUE		426,368	
SOH/AGL Deduction		1,061,180	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		1,061,180	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,061,180	
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	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	8.50	8.50	426,368								