BEG SE COR OF W1/2 OF NW1/4 OF S
FT TO E R/W RIDGEWOOD DR, N ALON
TO PT OF CURVE, NE'RLY ALONG CUR

CEDAR RIVER SEAFOOD OF LAKE CITY INC
1592 US HIGHWAY 90 W
LAKE CITY, FL 32055

2027

31-3S-17-06214-000

BUILDING CHARACTERISTICS

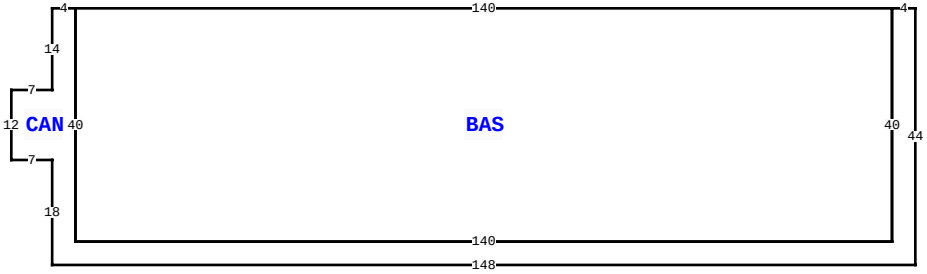
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		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
5600	04	5,899	129.1356	99.43	586,538	1978	2015	0	0	0	8.00	92.00

1 RESTAURANT 0% - 0 Heated Area: 5600 HX Base Yr



1592 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0166	CONC,PAVMT	0	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	0	5,600.00	UT	1.75	1.75	100	2015	2015	3	100	9,800	
3	0253	LIGHTING	0	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	12	144.00	UT	11.00	11.00	100	2015	2015	3	100	1,584	
5	0119	MASONRY WA	0	0	6	24	144.00	UT	6.50	6.50	100	2015	2015	3	100	936	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
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	1,090,285

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

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 74,140

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		CG	335.00	120.00	50,161.00	SF		1.00	1.00	1.00	9.50	9.50	476,530							

REVIEW DATE 04/26/2024 BY TP Total Acres: 1.15 Total Land Value: 476,530 Market: 0 Agricultural: 0 Common: 476,530 PRINTED 11/16/2026 BY SYS