COMM SW COR LOT 6 BLOCK 4
& N R/W BAYA AVE, RUN E 144.45
FT, N APPROX 15 FT TO N R/W OF

ODELLS LLC
P O BOX 2061
LAKE CITY, FL 32056

2027

33-3S-17-06731-000

BUILDING CHARACTERISTICS

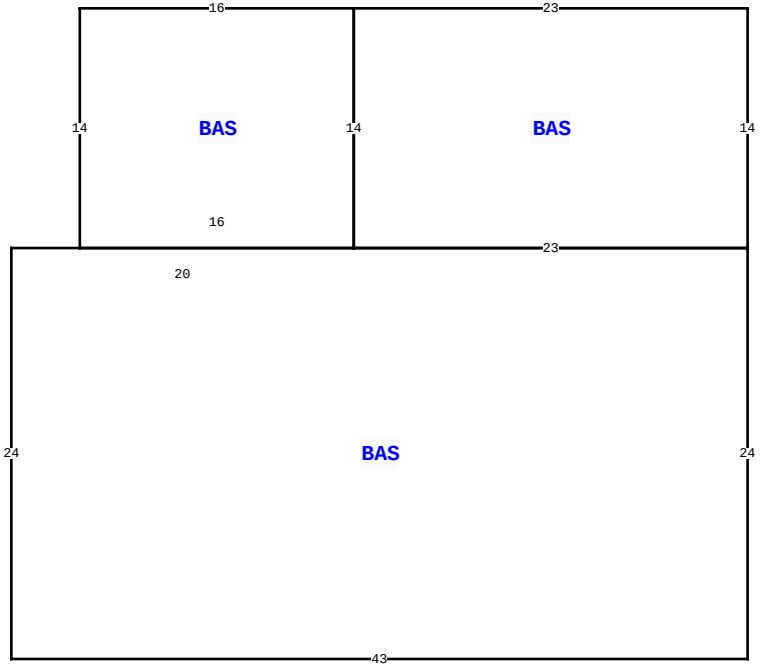
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	25	MOD METAL 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	3300	NIGHTCLUB/BARS
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.120	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100		224	6,152
BAS	322	100		322	8,844
BAS	1,032	100		1,032	28,344
TOTALS	1,578			1,578	43,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3300	04	1,578	79.6068	54.93	86,680	1965	1965	0	0	0	50.00	50.00

1 NCLUB/BARS 0% - 0 Heated Area: 1578 HX Base Yr



298 SE HICKORY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	83,814
TOTAL MARKET OB/XF VALUE	605
TOTAL LAND VALUE - MARKET	31,013
TOTAL MARKET VALUE	115,432
SOH/AGL Deduction	0
ASSESSED VALUE	115,432
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,432
TOTAL JUST VALUE	115,432
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,165

SALE:2:1: PERSONAL PROPERTY INVOLVED - LOUNGE

SALE:1:1: NANCY DEEDED HER INT TO EVELYN MCQUILKEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0965/1344	10/23/2002	WD	Q	I	03	30,000
GRANTOR: NANCY ADAMS DEBBY MAU						
GRANTEE: ODELLS LLC						
0965/1346	10/17/2002	WD	Q	I	03	100
GRANTOR: EVELYN MCQUILKEN						
GRANTEE: ODELLS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S24 E43 N24 BAS= N14 W23 S14 E23$ W23$ BAS= N14 W16 S14 E16$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	355	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	300.00	300.00	50	2004	2004	3	50	150	

LAND DESCRIPTION

TOTAL OB/XF 605

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	3300	C	NIGHT CLUB	0		CG	162.00	158.00	25,525.00	SF		1.00	1.00	0.90	1.35	1.22	31,013							

REVIEW DATE 12/20/2016 BY DF Total Acres: 0.59 Total Land Value: 31,013 Market: 0 Agricultural: 0 Common: 31,013 PRINTED 11/17/2026 BY SYS

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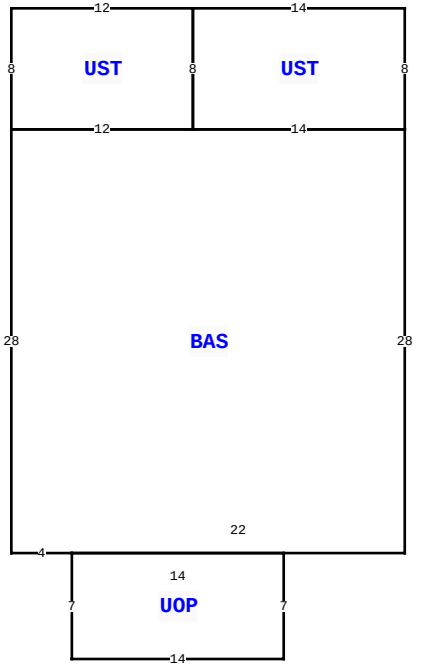
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	3300	NIGHTCLUB/BARS
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.120	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	35,036
UOP	98	20		20	963
UST	96	45		43	2,070
UST	112	45		50	2,406
TOTALS	1,034			841	40,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	841	67.3047	74.04	62,268	1955	1955	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 728 HX Base Yr



298 SE HICKORY DR, LAKE CITY

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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GRANTEE: ODELLS LLC						
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GRANTOR: EVELYN MCQUILKEN						
GRANTEE: ODELLS LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UST= N8 W12 S8 E12$W12 S28 E4 UOP= S7 E14 N7 W14$
E22 N28$ UST= N8 W14 S8 E14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/20/2016 BY DF Total Acres: 0.59 Total Land Value: 31,013 Market: 0 Agricultural: 0 Common: 31,013 PRINTED 11/17/2026 BY SYS