



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	07	CORK/VTILE	30
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		12	100
Frame	03	MASONRY	100
Story Height		16	100
RMS		4	100
Stories	1.	1.	100
Units		0	100
Quality	05	05	
DOR CODE	2100 RESTAURANT/CAFE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,600	100	
CAN	960	30	
TOTALS	4,560		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SHOP REGNL	0%	- 0									
Heated Area: 3600 HX Base Yr												
TOTALS		3,888	323,024									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY PAGE 1 of 5			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		3,795,584	
TOTAL MARKET OB/XF VALUE		410,420	
TOTAL LAND VALUE - MARKET		938,400	
TOTAL MARKET VALUE		5,144,404	
SOH/AGL Deduction		0	
ASSESSED VALUE		5,144,404	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		5,144,404	
TOTAL JUST VALUE		5,144,404	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		5,078,856	
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0601	REMODEL	1,568	09/28/2020
19-0531	COMMERCIAL	282	10/01/2019
19-0364	COMMERCIAL	346	06/27/2019
17-0321	COMMERCIAL	0	03/17/2017
16-0525	REMODEL	0	06/23/2016
2170	REMODEL	75	06/13/2011
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1149/2192	5/01/2008	WD Q	V
GRANTOR: HOWARD VAN ARSDALL JR			SALE PRICE
GRANTEE: LAKE CITY RETAIL IN			3,179,100
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W60 CAN= W16 S60 E16 N60S S60 E60 N60S.			

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	0	191,000.00	UT	1.40	1.40	100	2008
2	0166	CONC, PAVMT	0	0	0	0	5,900.00	UT	2.25	2.25	100	2008
3	0164	CONC BIN	0	0	0	0	1,152.00	UT	11.00	11.00	100	2008
4	0253	LIGHTING	0	0	0	0	37.00	UT	1,500.00	1,500.00	100	2008
5	0295	SPKLR SYS	0	0	0	0	34,899.00	UT	1.75	1.75	100	2008
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2024
TOTALS												

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
1	1500	C	SH CTR REG	0		CHI	0.00	0.00	7.82	AC		1.00
TOTAL OB/XF 410,420												



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Roof Cover	04	BUILT-UP	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	CORK/VTILE	100		
Ceiling	01	FIN.SUSPD	100		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures	12	100			
Frame	03	MASONRY	100		
Story Height	16	100			
RMS	0	100			
Stories	1.	1.100			
Units	6	100			
Quality	05	05			
DOR CODE	2100	RESTAURANT/CAFE			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	34316.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	30,901
BAS	2,000	100		2,000	154,504
BAS	2,400	100		2,400	185,405
BAS	3,600	100		3,600	278,108
TOTALS	8,400			8,400	648,918

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	SHOP	REGNL	0%	- 0	Heated Area: 8400		HX Base Yr					

COLUMBIA COUNTY PROPERTY		PAGE 2 of 5	1
VALUATION SUMMARY		STANDARD	
Tax Group: 1	Tax Dist:		
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TOTAL LAND VALUE - MARKET		938,400	
TOTAL MARKET VALUE		5,144,404	
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TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		5,144,404	
TOTAL JUST VALUE		5,144,404	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		5,078,856	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1891	ADDN COMM	172	10/07/2010
788	COMMERCIAL	2,982	05/15/2008
792	COMMERCIAL	5,261	05/15/2008
793	COMMERCIAL	965	05/15/2008
794	COMMERCIAL	2,475	05/15/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1149/2192	5/01/2008	WD Q	Q	V		3,179,100

GRANTOR: HOWARD VAN ARSDALL JR
GRANTEE: LAKE CITY RETAIL IN

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/08/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=-40,0] W60 S60 E60 N60 \$	
BAS=[ORIG=0,0] W40 S60 E40 N60 \$	
BAS=[ORIG=-100,0] W40 S40 E20 S20 E20 N60 \$	
BAS=[ORIG=-140,40] S20 E20 N20 W20 \$	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

