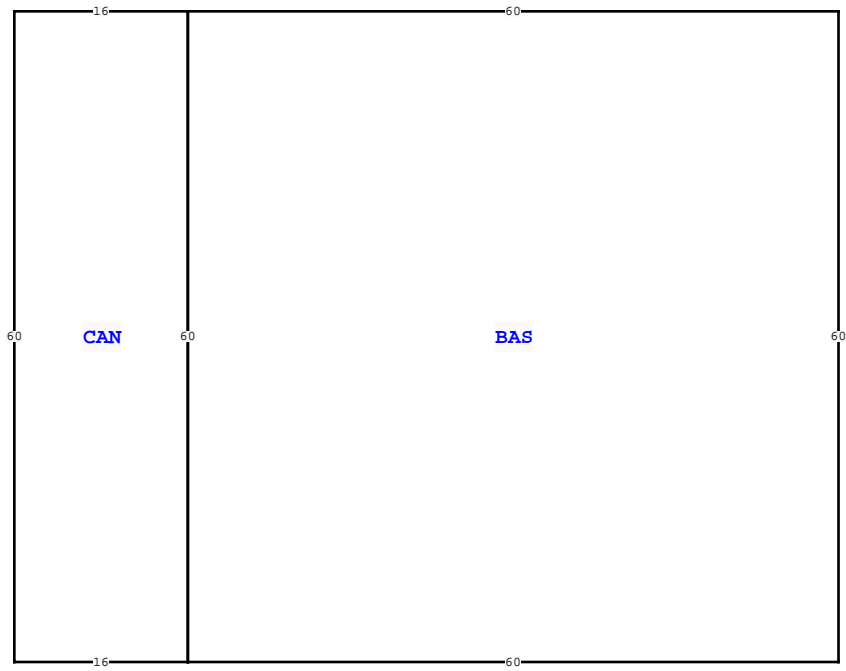




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	07	CORK/VTILE	30
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	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				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 5	1
VALUATION SUMMARY			
VALUATION BY	Tax Group: 1	STANDARD	
BUILDING MARKET VALUE	Tax Dist:		
TOTAL MARKET OB/XF VALUE		3,645,305	
TOTAL LAND VALUE - MARKET		410,420	
TOTAL MARKET VALUE		1,173,000	
SOH/AGL Deduction		5,228,725	
ASSESSED VALUE		0	
TOTAL EXEMPTION VALUE		5,228,725	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		5,228,725	
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 U	V I	RSN CD	SALE PRICE
1149/2192	5/01/2008	WD	Q	V		3,179,100

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

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

BUILDING NOTES	

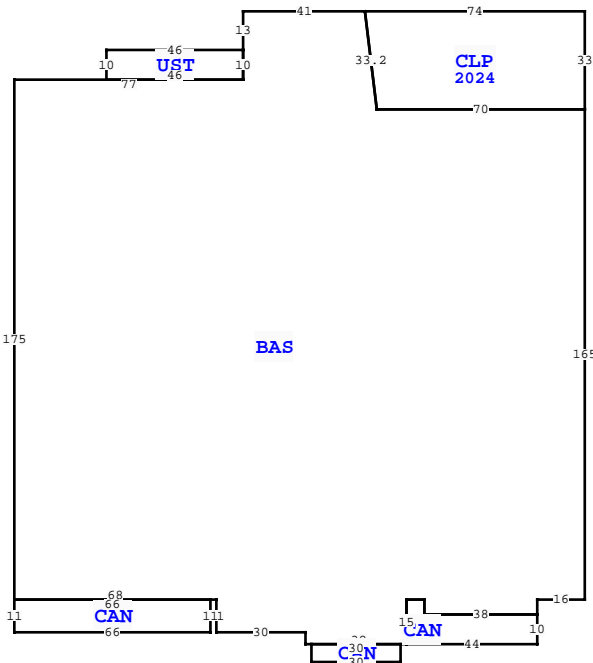
BUILDING DIMENSIONS	
BAS=	W60 CAN= W16 S60 E16 N60S S60 E60 N60S.

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	1500	C	SH CTR REG	0		CHI	0.00	0.00	7.82	AC		1.00	1.00	1.00	150,000.00	150,000.00	1,173,000								



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Ceiling	03	PART.FIN.	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		29	100
Frame	03	MASONRY	100
Story Height		18	100
RMS		0	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	34,899	100	
CAN	180	30	
CAN	470	30	
CAN	726	30	
CLP	2,376	40	2024
UST	460	40	
TOTALS	39,111		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4	SUPER MRKT	0%	- 0									Heated Area: 34899 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 5
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			3,645,305
TOTAL MARKET OB/XF VALUE			410,420
TOTAL LAND VALUE - MARKET			1,173,000
TOTAL MARKET VALUE			5,228,725
SOH/AGL Deduction			0
ASSESSED VALUE			5,228,725
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			5,228,725
TOTAL JUST VALUE			5,228,725
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			5,078,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1149/2192	5/01/2008	WR Q	V			3,179,100
GRANTOR: HOWARD VAN ARSDALL JR						
GRANTEE: LAKE CITY RETAIL IN						

BUILDING NOTES			

BUILDING DIMENSIONS															
BAS=[ORIG=0,0] W70 U33L4 W41 S13 S10 W77 S175 E68 S11 E30 S4															
E2 E32 N15 E6 S5 E38 N5 E16 N165 \$															
CAN=[ORIG=-192,165] S11 E66 N11 W66 \$															
CAN=[ORIG=-60,180] N15 E6 S5 E38 S10 W44 \$															
UST=[ORIG=-115,-20] S10 W46 N10 E46 \$															
CAN=[ORIG=-92,180] S6 E30 N6 W30 \$															
CLP=[YR=2024;ORIG=0,-33] S33 W70 U33L4 E74 \$															

EXTRA FEATURES														BLD DATE		LGL DATE		MLU	
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			
4578 SW HERITAGE OAKS CIR, LAKE CITY														05/13/2026		MLU			

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	
														0											

