COMM SE COR OF LAND DESC IN ORB
DEG E 231.01 FT TO NE COR THEREO
US-90, S 64 DEG E ALONG R/W 188.

LAKE CITY OP HOLDINGS LLC
3735 BREAM RD, STE B, C/O CAPE ASSET MANAGEMENT
CHARLOTTE, NC 28219

2027

34-3S-16-02465-014

BUILDING CHARACTERISTICS

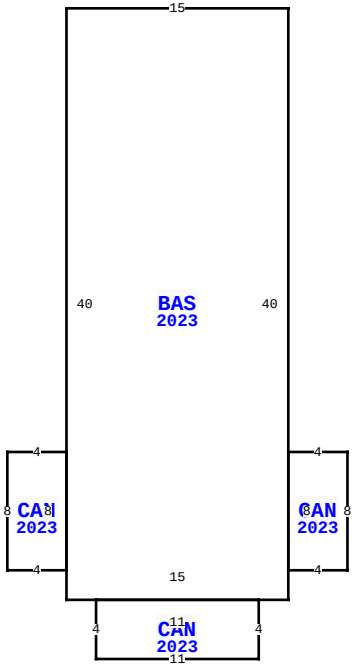
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
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	600	100	2023	600	75,440
CAN	32	30	2023	10	1,257
CAN	32	30	2023	10	1,257
CAN	44	30	2023	13	1,635
TOTALS	708			633	79,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5750	04	633	105.1680	128.30	81,214	2022	2022	0	0	0	2.00	98.00

1 REST/DRVTHRU 0% - 2023 Heated Area: 600 HX Base Yr



4652 W US HIGHWAY 90 HWY, 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	0260	PAVEMENT-A	0	0	0	0	17,716.00	UT	2.00	2.00	100	2023	2022		100	35,432	
2	0166	CONC,PAVMT	0	0	0	0	8,628.00	UT	3.00	3.00	100	2023	2022		100	25,884	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	275,847
TOTAL MARKET OB/XF VALUE	61,316
TOTAL LAND VALUE - MARKET	704,363
TOTAL MARKET VALUE	1,041,526
SOH/AGL Deduction	0
ASSESSED VALUE	1,041,526
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,041,526
TOTAL JUST VALUE	1,041,526
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,041,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22-0038	NEW SMOOTHIE KING		02/01/2022
21-0812	HUMAN BEAN COFFEE		12/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/1035	5/11/2023	WD	U	I	30	1,000
GRANTOR: THE LITTLE POND FARM						
GRANTEE: LAKE CITY OP HOLDIN						
1490/1031	5/11/2023	QC	U	I	11	100
GRANTOR: THE LITTLE POND FARM						
GRANTEE: LAKE CITY OP HOLDIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,-10] S40 E15 N40 W15 $
CAN=[YR=2023;ORIG=6,20] S8 E4 N8 W4 $
CAN=[YR=2023;ORIG=25,20] S8 E4 N8 W4 $
CAN=[YR=2023;ORIG=12,30] S4 E11 N4 W11 $
.

LAND DESCRIPTION

TOTAL OB/XF 61,316

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		CHI	0.00	0.00	51,401.00	SF		1.00	1.00	1.00	11.00	11.00	565,411							
2	1000	C	VACANT COMME	0		00	0.00	0.00	12,632.00	SF		1.00	1.00	1.00	11.00	11.00	138,952							

REVIEW DATE 03/18/2026 BY JB Total Acres: 1.47 Total Land Value: 704,363 Market: 0 Agricultural: 0 Common: 704,363 PRINTED 11/16/2026 BY SYS

COMM SE COR OF LAND DESC IN ORB
DEG E 231.01 FT TO NE COR THEREO
US-90, S 64 DEG E ALONG R/W 188.

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BUILDING CHARACTERISTICS

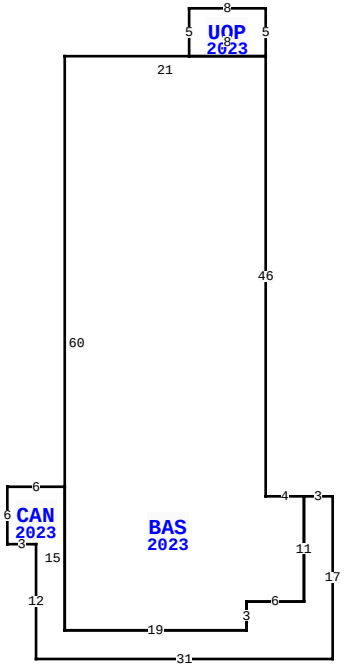
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	17	MSNRY STUC 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Condition Adj	03	03 100
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	1,298	100	2023	1,298	185,807
CAN	216	30	2023	65	9,305
UOP	40	20	2023	8	1,146
TOTALS	1,554			1,371	196,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5750	04	1,371	119.7315	146.07	200,262	2022	2022	0	0	0	2.00	98.00

2 REST/DRVTHRU 0% - 2023 Heated Area: 1298 HX Base Yr



4652 W US HIGHWAY 90 HWY, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
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COLUMBIA COUNTY PROPERTY

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NCON VALUE	0
INCOME VALUE	
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GRANTEE: LAKE CITY OP HOLDIN						
1490/1031	5/11/2023	QC	U	I	11	100
GRANTOR: THE LITTLE POND FARM						
GRANTEE: LAKE CITY OP HOLDIN						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2023;ORIG=10,50] W6 S6 E3 S12 E31 N17 W3 S11 W6 S3 W19 N15 $
BAS=[YR=2023;ORIG=10,5] S60 E19 N3 E6 N11 W4 N46 W21 $
UOP=[YR=2023;ORIG=23,0] S5 E8 N5 W8 $
.

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 03/18/2026 BY JB Total Acres: 1.47 Total Land Value: 704,363 Market: 0 Agricultural: 0 Common: 704,363 PRINTED 11/16/2026 BY SYS