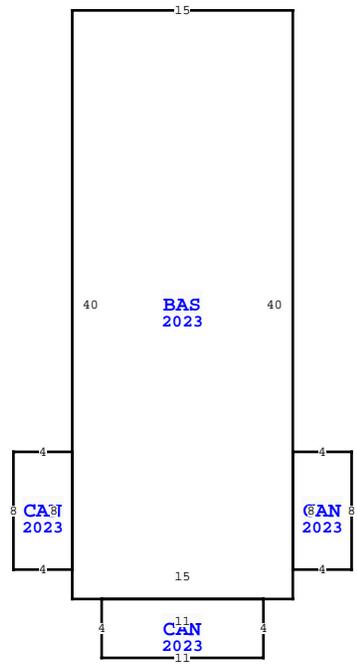


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 80	
Exterior Wall	19	COMMON BRK 20	
Roof Structure	09	RIDGE FRME 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	06	ENG CENTRL 100	
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
BAS	600	100	2023
CAN	32	30	2023
CAN	32	30	2023
CAN	44	30	2023
TOTALS	708		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	REST/DRVTHRU	0%	- 2023									
Heated Area: 600 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			282,630
TOTAL MARKET OB/XF VALUE			61,316
TOTAL LAND VALUE - MARKET			640,330
TOTAL MARKET VALUE			984,276
SOH/AGL Deduction			0
ASSESSED VALUE			984,276
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			984,276
TOTAL JUST VALUE			984,276
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			980,307

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						

EXTRA FEATURES														
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
1	0260	PAVEMENT-A	0	0	0	0		17,716.00	UT	2.00			35,432	
2	0166	CONC, PAVMT	0	0	0	0		8,628.00	UT	3.00			25,884	
TOTALS													61,316	

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	2100	C	RESTAURANT	0		CHI	0.00	0.00	51,401.00	SF		1.00	1.00	1.00	10.00	10.00	514,010							
2	1000	C	VACANT COMME	0		00	0.00	0.00	12,632.00	SF		1.00	1.00	1.00	10.00	10.00	126,320							

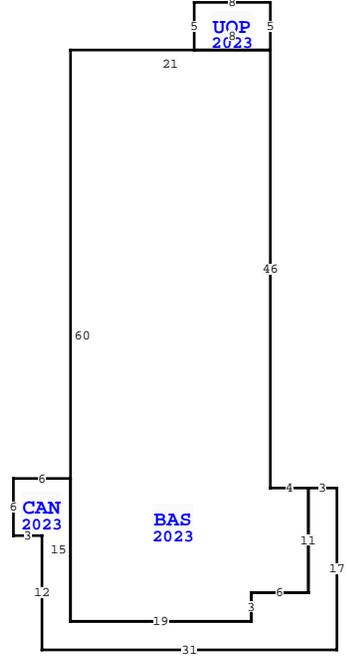
BUILDING NOTES	

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 \$	



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32		HARDIE BRD	80	
Exterior Wall	17		MSNRY STUC	20	
Roof Structure	09		RIDGE FRME	100	
Roof Cover	04		BUILT-UP	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	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	190,374
CAN	216	30	2023	65	9,533
UOP	40	20	2023	8	1,173
TOTALS	1,554			1,371	201,080

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	REST/DRVTHRU	0%	- 2023								
Heated Area: 1298						HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			282,630
TOTAL MARKET OB/XF VALUE			61,316
TOTAL LAND VALUE - MARKET			640,330
TOTAL MARKET VALUE			984,276
SOH/AGL Deduction			0
ASSESSED VALUE			984,276
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			984,276
TOTAL JUST VALUE			984,276
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			980,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

EXTRA FEATURES																
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

TOTAL OB/XF										0														
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

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 \$