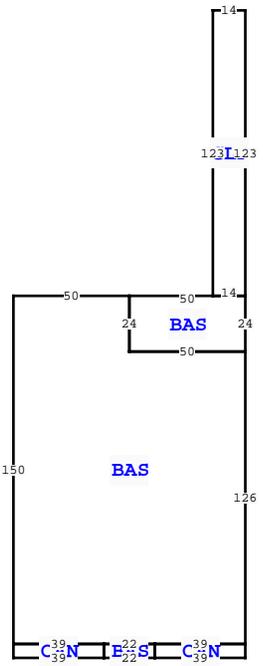


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL	80
Exterior Wall	10	ABOVE AVG.	20
Roof Structure	10	STEEL FRME	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		4	100
Frame	05	STEEL	100
Story Height		16	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	1100 STORES/1 STORY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	132	100	
BAS	1,200	100	
BAS	13,800	100	
CAN	234	30	
CAN	234	30	
CLP	1,722	40	
TOTALS	17,322		15,961 662,166

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	STORE RETL	0%	- 0		Heated Area: 15132					HX Base Yr		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		662,166	
TOTAL MARKET OB/XF VALUE		158,890	
TOTAL LAND VALUE - MARKET		964,854	
TOTAL MARKET VALUE		1,785,910	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,785,910	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,785,910	
TOTAL JUST VALUE		1,785,910	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,752,227	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35247	REMODEL	363	04/28/2017
22983	ADDN COMM	145	04/04/2005
19087	REMODEL	25	12/28/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/1487	1/01/2010	WD	U	I	11	100
GRANTOR: ARDCO PROPERTIES LLC						
GRANTEE: RUTHCO PROPERTIES L						
1187/0487	1/01/2010	WD	U	I	11	100
GRANTOR: D&J TEMP, DTEMP, ATEMP,						
GRANTEE: ARDCO PROPERTIES LL						

EXTRA FEATURES													4281 W US HIGHWAY 90 , LAKE CITY				
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	43,292.00	UT	1.85	1.85	100	2002	2002	3	100	80,090	
2	0166	CONC, PAVMT	0	0	0	0	23,734.00	UT	3.00	3.00	100	2002	2002	3	100	71,202	
3	0140	CLFENCE 6	0	0	0	0	253.00	UT	7.50	7.50	100	2002	2002	3	100	1,898	
4	0161	3-STRAND B	0	0	0	0	253.00	UT	1.25	1.25	100	2002	2002	3	100	316	
5	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2002	2002	3	100	4,000	
6	0161	3-STRAND B	0	0	0	0	113.00	UT	1.25	1.25	100	2002	2002	3	100	141	
7	0160	CLFENCE 10	0	0	0	0	113.00	UT	11.00	11.00	100	2002	2002	3	100	1,243	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/09/2024	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W50 S150 CAN= S6 E39 N6 W39\$ E39 BAS= S6 E22 N6 W22\$ E22 CAN= S6 E39 N6 W39\$ E39 N126 BAS= N24 CLP= N123 W14 S123 E14\$ W50 S24 E50\$ W50 N24\$.	

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	1100	C	STORE 1FLR	0		CG	0.00	300.00	91,476.00	SF		1.00	1.00	1.00	10.00	10.00	914,760								
2	1100	C	STORE 1FLR	0			0.00	0.00	43,560.00	SF		1.00	1.00	1.00	1.15	1.15	50,094								