

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	28	GLASS THRM	30
Roof Structure	04	WOOD TRUSS	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	50
Interior Floor	15	HARDTILE	50
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		8	100
Frame	02	WOOD FRAME	100
Story Height		12	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	06	06	
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	1,342	100	
BAS	4,702	100	
CAN	102	30	
TOTALS	6,146		

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: 6044 HX Base Yr																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/09/2024</td> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/09/2024		
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3739 W US HIGHWAY 90 , LAKE CITY																								

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			254,421
TOTAL MARKET OB/XF VALUE			14,200
TOTAL LAND VALUE - MARKET			561,666
TOTAL MARKET VALUE			830,287
SOH/AGL Deduction			0
ASSESSED VALUE			830,287
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			830,287
TOTAL JUST VALUE			830,287
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			804,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044983	Roof Replacement	27,800	07/18/2022
2105	REMODEL	594	04/13/2011
2993	REMODEL	50	07/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1211/0499	3/02/2011	WD Q	Q	I	01	640,000
GRANTOR: SHONEY'S LLC						
GRANTEE: FIFTH GENERATION RE						

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	10,000							
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000							
3	0253	LIGHTING	0	0	0	0	4.00	UT	800.00	800.00	100	1993	1993	3	100	3,200							
TOTALS													6,146										

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W19 N7 W22 BAS= W8 N1 W12 S8 W15 S34 E35 N41\$ S41 W35 N24 W21 S44 E21 S5 E7 S8 E48 N8 E15 CAN= S8 E6 N17 W6 S9\$ N9 E6 N50\$.												

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		CHI	231.00	300.00	55,917.00	SF		1.00	1.00	1.00	10.00	10.00	559,170								
2	9630	C	SWAMP	0		00	0.00	0.00	43,400.00	SF		1.00	1.00	0.05	1.15	0.06	2,496								