BEG 892 FT S OF NW COR OF SE1/4
13.10 FT TO W R/W SR-100A, S ALO
TO N RR R/W, NW ALONG RR R/W 86

GARCIA ADRIAN/GARCIA IRENE
553 SW SHERLOCK TER
LAKE CITY, FL 32024

2027

34-3S-17-06918-000

BUILDING CHARACTERISTICS

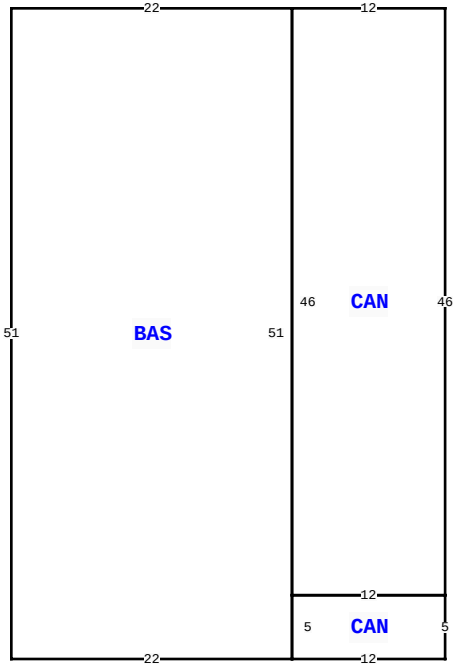
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,122	100		1,122	33,879
CAN	60	30		18	544
CAN	552	30		166	5,013
TOTALS	1,734			1,306	39,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	1,306	78.4350	60.39	78,869	1963	1985	0	0	0	50.00	50.00

1 RESTAURANT 0% - 2022 Heated Area: 1122 HX Base Yr



2668 NE BASCOM NORRIS DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	39,434
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	42,492
TOTAL MARKET VALUE	84,926
SOH/AGL Deduction	0
ASSESSED VALUE	84,926
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,926
TOTAL JUST VALUE	84,926
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,926

PRMT:1:1: REROOF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8450	REMODEL	65,000	06/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/2605	12/02/2021	WD	Q	I	01	100,000
GRANTOR: PELLETIER SISTER CORP						
GRANTEE: GARCIA ADRIAN						
1418/2128	9/01/2020	WD	U	I	30	75,400
GRANTOR: KENNETH W & TAMARA HO						
GRANTEE: PELLETIER SISTERS C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S51 E22 N51$ CAN= S46 CAN= S5 E12 N5 W12$ E12 N46 W12$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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		00	0.00	0.00	5,550.00	SF		1.00	1.00	3.06	2.50	7.66	42,492							

REVIEW DATE 12/16/2021 BY CP Total Acres: 0.13 Total Land Value: 42,492 Market: 0 Agricultural: 0 Common: 42,492 PRINTED 11/17/2026 BY SYS