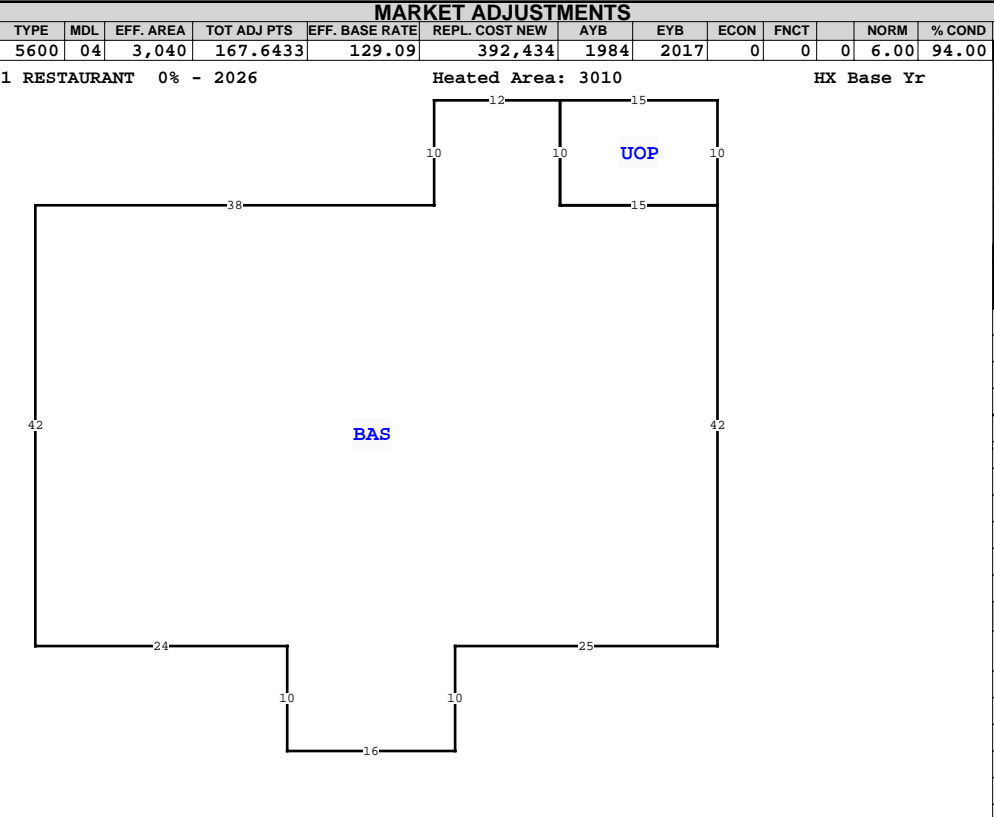


ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures	10	10 100
Frame	02	WOOD FRAME 100
Story Height	15	15 100
RMS	0	0 100
Stories	1.	1. 100
Units	0	0 100
Condition Adj	03	03 100



Quality	06	06			
DOR CODE	2100 RESTAURANT/CAFE				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	35316.040 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,010	100		3,010	365,247
UOP	150	20		30	3,641
TOTALS	3,160			3,040	368,888

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	23,000.00	UT	1.60	1.60	100	2017	2017	3	100	36,800	
2	0166	CONC, PAVMT	0	0	0	950.00	UT	2.25	2.25	100	2017	2017	3	100	2,138	
3	0164	CONC BIN	0	0	0	192.00	UT	11.00	11.00	100	2017	2017	3	100	2,112	
4	0295	SPKLR SYS	0	0	0	2,730.00	UT	1.75	1.75	100	1984	1984	3	100	4,778	
5	0253	LIGHTING	0	0	0	9.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	13,500	

EXTRA FEATURES		176 NW CENTURION CT, LAKE CITY	
BLD DATE		LGL DATE	05/11/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	
TOTAL OB/XF 59,328			

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			0.00	0.00	66,386.00	SF		1.00	1.00	1.00	15.00	15.00	995,790							

LAND DESCRIPTION																								
TOTAL OB/XF 59,328																								

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		368,888
TOTAL MARKET OB/XF VALUE		59,328
TOTAL LAND VALUE - MARKET		995,790
TOTAL MARKET VALUE		1,424,006
SOH/AGL Deduction		0
ASSESSED VALUE		1,424,006
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,424,006
TOTAL JUST VALUE		1,424,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,427,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046699	Electrical Servic	150	03/09/2023
16-0883	COMMERCIAL	0	10/13/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/2232	9/29/2025	WD	U	I	37	1,999,000
GRANTOR: J & C #1 LLC						
GRANTEE: AGH ENTERPRISES LLC						
1409/0557	3/31/2020	WD	U	I	37	1,750,000
GRANTOR: RREMC OF LAKE CITY LL						
GRANTEE: J & C #1 LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 N10 W12 S10 W38 S42 E24 S10 E16 N10 E25 N42 UOP= N10 W15 S10 E15\$.	