

COMM INTERS OF W LINE OF SW1/4 &
 RUN E 330.17 FT FOR POB, CONT E
 FT, W 210 FT, N 210 FT TO POB.

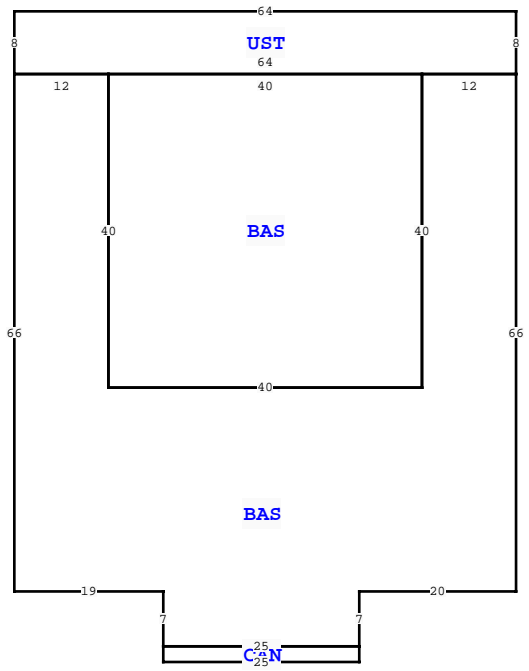
GP LAKE CITY LLC
 BOB EVANS RESTAURANTS,LLC, 8111 SMITH'S MILL ROAD
 NEW ALBANY, OH 43054

2026

35-3S-16-02537-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	32	HARDIE BRD	30
Roof Structure	10	STEEL FRME	100
Roof Cover	14	PREFIN MT	100
Interior Wall	06	CUST PANEL	70
Interior Wall	05	DRYWALL	30
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		15	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		5	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	07	07	
DOR CODE	2100 RESTAURANT/CAFE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,600	100	
BAS	2,799	100	
CAN	50	30	
UST	512	40	
TOTALS	4,961		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	RESTAURANT	0%	- 0		Heated Area: 4399					HX Base Yr			



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		281,711	
TOTAL MARKET OB/XF VALUE		41,092	
TOTAL LAND VALUE - MARKET		696,960	
TOTAL MARKET VALUE		1,019,763	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,019,763	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,019,763	
TOTAL JUST VALUE		1,019,763	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		991,569	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
517	MAINT/ALTR	175	01/29/2008
274	MAINT/ALTR	50	08/22/2007
3031	REMODEL	562	09/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1369/0491	9/17/2018	WD	U	I	37	1,860,900
GRANTOR: BER REAL ESTATE INVES						
GRANTEE: GP LAKE CITY LLC						
1336/0517	4/28/2017	WD	U	I	37	1,074,375
GRANTOR: BOB EVANS FARMS LLC						
GRANTEE: BER REAL ESTATE INV						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0260	PAVEMENT-A	1.00
3	0253	LIGHTING	800.00
4	0169	FENCE/WOOD	0.00
TOTALS		4,961	281,711

TOTAL OB/XF														41,092		
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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,550	
2	0260	PAVEMENT-A	0	0	0	35,842.00	UT	1.00	1.00	100	1993	1993	3	100	35,842	
3	0253	LIGHTING	0	0	0	3.00	UT	800.00	800.00	100	1997	1997	3	100	2,400	
4	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
UST= N8 W64 S8 E64\$	BAS= W12BAS= W40 S40 E40 N40\$ S40 W40N40
W12 S66 E19 S7 CAN= S2 E25 N2 W25\$	E25 N7 E20 N66\$.

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		CG	210.00	210.00	43,560.00	SF		1.00	1.00	1.00	16.00	16.00	696,960							