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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

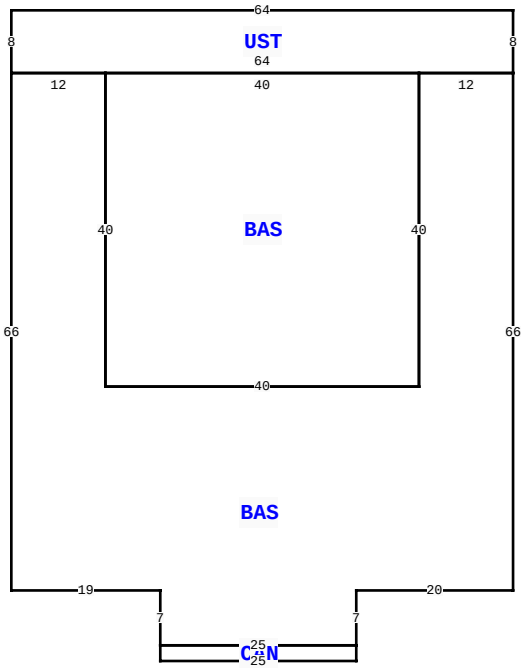
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	101,385
BAS	2,799	100		2,799	177,360
CAN	50	30		15	950
UST	512	40		205	12,990
TOTALS	4,961			4,619	292,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	4,619	144.0109	115.21	532,155	1990	1995	0	0	0	45.00	55.00

1 RESTAURANT 0% - 0 Heated Area: 4399 HX Base Yr



3628 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	292,685
TOTAL MARKET OB/XF VALUE	41,092
TOTAL LAND VALUE - MARKET	653,400
TOTAL MARKET VALUE	987,177
SOH/AGL Deduction	0
ASSESSED VALUE	987,177
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	987,177
TOTAL JUST VALUE	987,177
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						

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 41,092

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		CG	210.00	210.00	43,560.00	SF		1.00	1.00	1.00	15.00	15.00	653,400							

REVIEW DATE 03/19/2026 BY JB Total Acres: 1.00 Total Land Value: 653,400 Market: 0 Agricultural: 0 Common: 653,400 PRINTED 05/08/2026 BY SYS