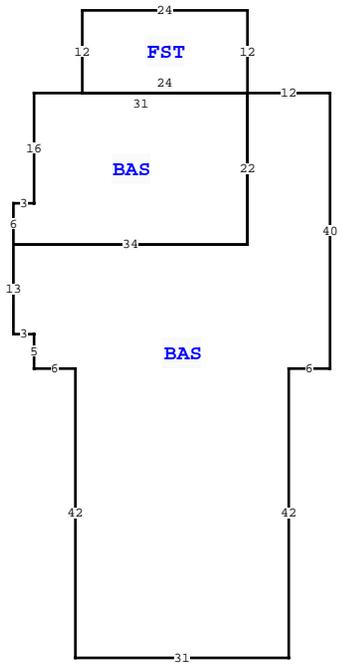


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	80
Exterior Wall	28	GLASS THRM	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floor	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	09	ENG F AIR	100
Fixtures		8	100
Frame	03	MASONRY	100
Story Height		12	100
RMS		2	100
Stories	0	0	100
Units	0	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	700	100	
BAS	2,379	100	
FST	288	50	
TOTALS	3,367		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	RES F/FOOD	0%	- 2023									Heated Area: 3079 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			350,769
TOTAL MARKET OB/XF VALUE			17,130
TOTAL LAND VALUE - MARKET			989,888
TOTAL MARKET VALUE			1,357,787
SOH/AGL Deduction			0
ASSESSED VALUE			1,357,787
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,357,787
TOTAL JUST VALUE			1,357,787
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,350,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046706	Electrical Servic	150	03/09/2023
39777	COMMERCIAL	0	05/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/2357	9/16/2022	WD	U	I	11	100
GRANTOR: KAVEPS LAKE CITY LLC						
GRANTEE: N S KARALY HOLDINGS						
1464/1858	4/11/2022	WD	U	I	37	2,150,000
GRANTOR: KAVEPS LAKE CITY LLC						
GRANTEE: N S KARALY HOLDINGS						

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	0166	CONC, PAVMT	0	0	0	0	18.00	UT	15.00	15.00	100	1993	1993	3	100	270	
2	0166	CONC, PAVMT	0	0	4	200	800.00	UT	1.50	1.50	100	1993	1993	3	100	1,200	
3	0260	PAVEMENT-A	0	0	0	0	15,100.00	UT	0.90	0.90	80	1993	1993	3	80	10,872	
4	0164	CONC BIN	0	0	12	12	144.00	UT	12.00	12.00	100	2008	2008	3	100	1,728	
5	0253	LIGHTING	0	0	0	0	3.00	UT	800.00	800.00	100	1993	1993	3	100	2,400	
6	0296	SHED METAL	0	0	6	10	60.00	UT	11.00	11.00	100	2008	2008	3	100	660	

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

BUILDING NOTES													
3289 W US HIGHWAY 90 , LAKE CITY													

BUILDING DIMENSIONS													
BAS= W12 FST= N12 W24 S12 E24\$ BAS= W31 S16 W3 S6 E34 N22\$ S22 W34 S13 E3 S5 E6 S42 E31 N42 E6 N40\$.													

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		CHI	138.00	300.00	43,995.00	SF		1.00	1.00	1.50	15.00	22.50	989,888							