

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	70		
Exterior Wall	19	COMMON BRK	30		
Roof Structure	04	WOOD TRUSS	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	03	CONC FINSH	100		
Ceiling	02	F.NOT SUS	100		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures		28	100		
Frame	02	WOOD FRAME	100		
Story Height		14	100		
RMS		11	100		
Stories	1.	1.	100		
Units		N/A	100		
Condition Adj	03	03	100		
Quality	07	07			
DOR CODE	2100	RESTAURANT/CAFE			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	35316.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,978	100		7,978	697,801
CAN	400	30		120	10,496
CAN	615	30		184	16,093
TOTALS	8,993			8,282	724,390

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RESTAURANT	0%	- 2021								
Heated Area: 7978 HX Base Yr											

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			724,390
TOTAL MARKET OB/XF VALUE			158,960
TOTAL LAND VALUE - MARKET			1,386,944
TOTAL MARKET VALUE			2,270,294
SOH/AGL Deduction			0
ASSESSED VALUE			2,270,294
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,270,294
TOTAL JUST VALUE			2,270,294
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,191,156

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39128	COMMERCIAL	0	01/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1401/2116	12/20/2019	WD Q	Q	V	01	1,400,000

GRANTOR: KAVEPS LAKE CITY LLC
GRANTEE: TEXAS ROADHOUSE HOL

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	0260	PAVEMENT-A	0	0	0	73,000.00	UT	1.60	1.60	100	2021	2020		100	116,800	
2	0166	CONC,PAVMT	0	0	0	3,130.00	UT	2.00	2.00	100	2021	2020		100	6,260	
3	0253	LIGHTING	0	0	0	8.00	UT	1,500.00	1,500.00	100	2021	2020		100	12,000	
4	0164	CONC BIN	0	0	30	360.00	UT	11.00	11.00	100	2021	2020		100	3,960	
5	0295	SPKLR SYS	0	0	0	7,976.00	UT	2.50	2.50	100	2021	2020		100	19,940	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=-8,-21] S20 W4 S43 E4 S36 E46 N15 E41 N36 W4 N48 W83 \$	
CAN=[ORIG=38,63] E41 S15 W41 N15 \$	
CAN=[ORIG=75,-21] E10 S40 W10 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	0.00	0.00	86,684.00	SF		1.00	1.00	1.00	16.00	16.00	1,386,944							