LOT 1 CORNER AT COMMERCE BLVD
S/D.

TEXAS ROADHOUSE HOLDINGS LLC
6040 DUTCHMANS LANE
LOUISVILLE, KY 40205

2027

35-3S-16-02545-101

BUILDING CHARACTERISTICS

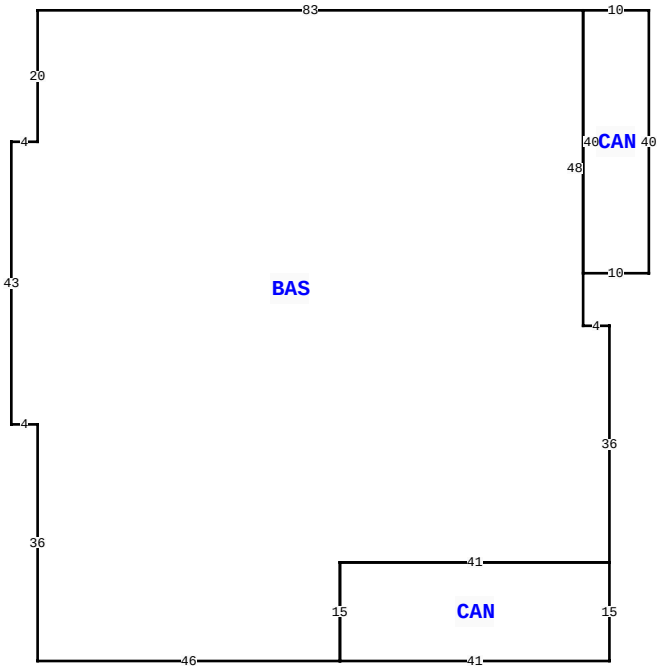
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		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
5600	04	8,282	118.3284	91.11	754,573	2020	2020	0	0	0	4.00	96.00

1 RESTAURANT 0% - 2021 Heated Area: 7978 HX Base Yr



177 NW KNIGHTS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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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	2,270,294

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	V	01	1,400,000

GRANTOR: KAVEPS LAKE CITY LLC

GRANTEE: TEXAS ROADHOUSE HOL

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 158,960

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		CHI	0.00	0.00	86,684.00	SF		1.00	1.00	1.00	16.00	16.00	1,386,944							

REVIEW DATE 03/09/2025 BY ME Total Acres: 1.99 Total Land Value: 1,386,944 Market: 0 Agricultural: 0 Common: 1,386,944 PRINTED 11/17/2026 BY SYS