LOT 3 CORNER AT COMMERCE BLVD S/
WD 1441-2651,

TEXAS ROADHOUSE HOLDINGS INC
6040 DUTCHMANS LANE
LOUISVILLE, KY 40205

2026

35-3S-16-02545-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

147 NW KNIGHTS AVE, 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: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	28,287
TOTAL LAND VALUE - MARKET	398,580
TOTAL MARKET VALUE	426,867
SOH/AGL Deduction	0
ASSESSED VALUE	426,867
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	426,867
TOTAL JUST VALUE	426,867
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1441/2651	7/09/2021	WD	Q	V	01	525,000

GRANTOR: KAVEPS LAKE CITY LLC
GRANTEE: TEXAS ROADHOUSE HOL

BUILDING NOTES

BUILDING DIMENSIONS

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	13,268.00	UT	1.60	1.60	100	2023	2022		100	21,229	
2	0253	LIGHTING	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
3	0118	RET WALLS	0	0	0	0	494.00	UT	8.00	8.00	100	2023	2022		100	3,952	
4	0120	CLFENCE 4	0	0	0	0	247.00	UT	6.50	6.50	100	2023	2022		100	1,606	

LAND DESCRIPTION

TOTAL OB/XF 28,287

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	1001	C	MISC COMMERC	0		CHI	0.00	0.00	26,572.00	SF		1.00	1.00	1.00	15.00	15.00	398,580							

REVIEW DATE 07/12/2024 BY JB Total Acres: 0.61 Total Land Value: 398,580 Market: 0 Agricultural: 0 Common: 398,580 PRINTED 05/08/2026 BY SYS