

BEG SE COR OF NE1/4 OF SW1/4,
 RUN S 153.76 FT TO C/L US-90,
 RUN W ALONG C/L 662.89 FT, N

HELMS FOOD SERVICE INC
 P O BOX 2375
 LAKE CITY, FL 32056

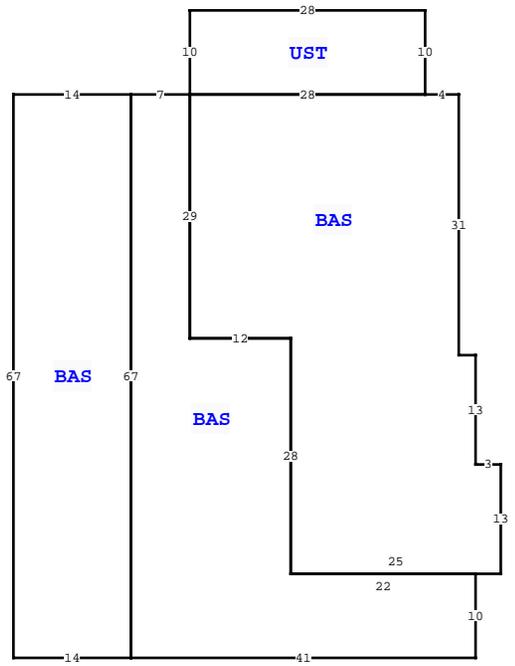
2026

35-3S-16-02556-000


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	17 MSNRY STUC 100				
Roof Structur	04 WOOD TRUSS 100				
Roof Cover	04 BUILT-UP 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	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	1. 1. 100				
Units	0 100				
Condition Adj	01 01 100				
Quality	04 04				
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	938	100		938	34,627
BAS	1,145	100		1,145	42,268
BAS	1,579	100		1,579	58,289
UST	280	40		112	4,135
TOTALS	3,942			3,774	139,317

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%	- 0	73.83	278,634	1968	1985	0	0	50.00	50.00	

Heated Area: 3662 HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		158,556	
TOTAL MARKET OB/XF VALUE		11,760	
TOTAL LAND VALUE - MARKET		265,715	
TOTAL MARKET VALUE		436,031	
SOH/AGL Deduction		0	
ASSESSED VALUE		436,031	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		436,031	
TOTAL JUST VALUE		436,031	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		431,689	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24414	REMODEL	187	04/21/2006
18737	REMODEL	300	09/17/2001
13085	ADDN COMM	0	09/19/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0836/0483	3/05/1997	WD Q	Q	I		365,100

GRANTOR: DAVIS HOLDING CO (1.0)
 GRANTEE: HELMS FOOD SERVICE

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	0	1.00	UT	14,720.00	14,720.00	50	1997	1997	3	50	7,360	
2	0253	LIGHTING	0	0	0	0	3.00	UT	1,000.00	1,000.00	50	1997	1997	3	50	1,500	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,500	
4	0166	CONC, PAVMT	0	0	0	0	320.00	UT	2.50	2.50	100	2006	2006	3	100	800	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	300	
6	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	

TOTAL OB/XF													11,760					
253 NW KNIGHTS AVE, LAKE CITY													BLD DATE	06/23/2006	CP	LGL DATE		
													XF DATE			LAND DATE	04/09/2024	MLU
													INC DATE			AG DATE		

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W4 UST= N10 W28 S10 E28\$ W28BAS= W7 BAS= W14 S67 E14 N67\$ S67 E41 N10 W22 N28 W12 N29\$ S29 E12 S28 E25 N13 W3 N13 W2 N31\$.									

LAND DESCRIPTION										TOTAL OB/XF										11,760				
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		CG	0.00	0.00	53,143.00	SF		1.00	1.00	0.50	10.00	5.00	265,715							

