LOT 11 INTERSTATE COMMERCE CENTE

WD 1573-360

RETAIL HOLDINGS, LLC
2021 MCKINNEY AVE, STE 1150
DALLAS, TX 75201

2027

35-3S-16-02562-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		22 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07

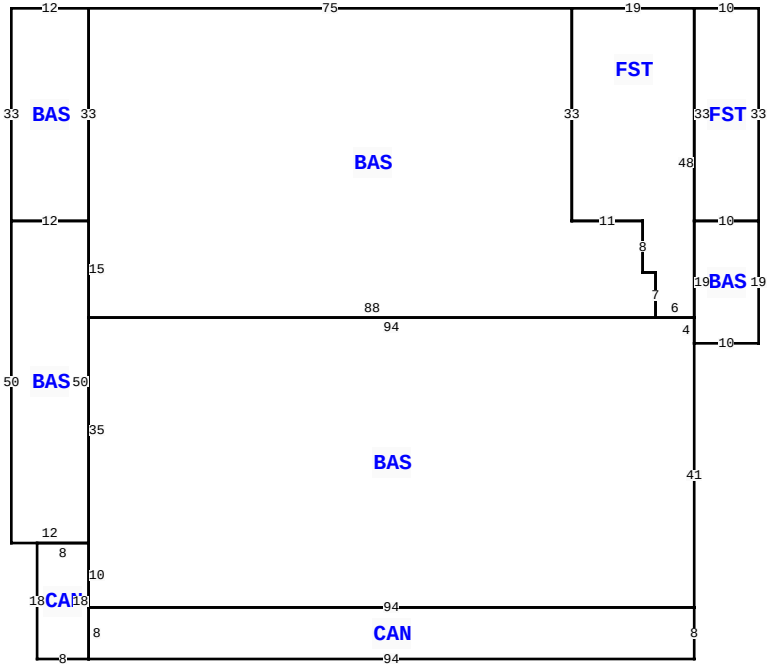
DOR CODE	2100	RESTAURANT/CAFE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	190	100		190	8,271
BAS	396	100		396	17,238
BAS	600	100		600	26,118
BAS	3,779	100		3,779	164,500
BAS	4,230	100		4,230	184,132
CAN	144	30		43	1,872
CAN	752	30		226	9,838
FST	330	50		165	7,183
FST	733	50		366	15,932
TOTALS	11,154			9,995	435,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	9,995	113.0643	87.06	870,165	1987	1987	0	0	0	50.00	50.00

1 RESTAURANT 0% - 0 Heated Area: 9195 HX Base Yr



300 SW COMMERCE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	435,082
TOTAL MARKET OB/XF VALUE	53,252
TOTAL LAND VALUE - MARKET	1,854,347
TOTAL MARKET VALUE	2,342,681
SOH/AGL Deduction	0
ASSESSED VALUE	2,342,681
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,342,681
TOTAL JUST VALUE	2,342,681
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,342,681

LAND:1:1: 3.87 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1131	ADDN COMM	285	12/19/2008
1653	ADDN COMM	735	10/13/1999
1148	ADDN COMM	486	01/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/360	7/17/2026	WD	Q	I	05	2,872,000
GRANTOR: CRACKER BARREL OLD CO						
GRANTEE: RETAIL HOLDINGS, LL						
0610/0410	10/01/1986	WD	Q	V		300,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W75 BAS= W12 S33 E12 N33$ S33 BAS= W12 S50 E12 N50$ S15 BAS= S35 CAN= W8 S18 E8 N18$ S10 CAN= S8 E94N8 W94$ E94 N41 BAS= E10 N19 FST= N33 W10 S33 E10$W10 S19$ N4 W94$ E88 FST= E6 N48 W19 S33 E11 S8 E2 S7$ N7 W2 N8 W11 N33$.

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	44,430.00	UT	0.90	0.90	80	1987	1987	3	80	31,990	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	0	0	3	100	3,500	
3	0253	LIGHTING	0	0	0	0	14.00	UT	300.00	300.00	100	1993	1993	3	100	4,200	
4	0295	SPKLR SYS	0	0	0	0	9,262.00	UT	1.00	1.00	100	1998	1998	3	100	9,262	
5	0295	SPKLR SYS	0	0	0	0	600.00	UT	1.00	1.00	100	1999	1999	3	100	600	
6	0164	CONC BIN	0	0	9	20	180.00	UT	7.50	7.50	100	2000	2000	3	100	1,350	
7	0164	CONC BIN	0	0	9	20	180.00	UT	7.50	7.50	100	2000	2000	3	100	1,350	
8	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 53,252

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		CG	0.00	0.00	168,577.00	SF		1.00	1.00	1.00	11.00	11.00	1,854,347							

REVIEW DATE 03/19/2026 BY JB Total Acres: 3.87 Total Land Value: 1,854,347 Market: 0 Agricultural: 0 Common: 1,854,347 PRINTED 11/16/2026 BY SYS