COMM SE COR OF SW1/4, RUN NE
6 DEG 769.59 FT, W 19.67 FT
TO E LINE OF SW1/4 FOR POB,

BRAVOFLORIDA LLC
4220 EDISON LAKES PARKWAY
MISHAWAKA, IN 46545

**2027**

**35-3S-16-02563-001**

## BUILDING CHARACTERISTICS

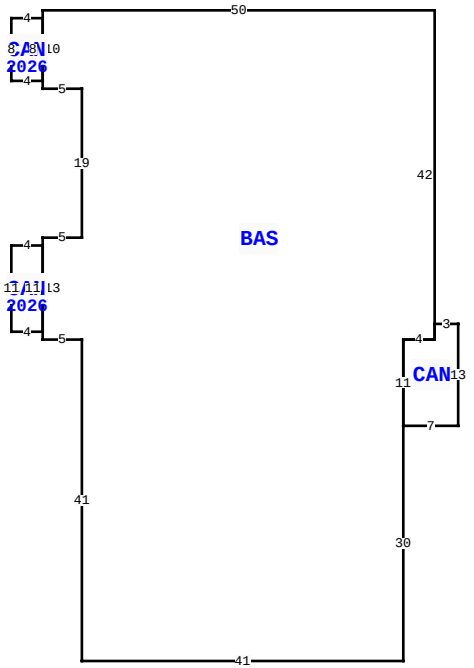
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 70 |
| Interior Wall | 08 | DECORATIVE 30 |
| Interior Floo | 15 | HARDTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 12 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 16 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |
| 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 | 3,686 | 100 | | 3,686 | 443,238 |
| CAN | 83 | 30 | | 25 | 3,007 |
| CAN | 32 | 30 | 2026 | 10 | 1,202 |
| CAN | 44 | 30 | 2026 | 13 | 1,563 |
| TOTALS | 3,845 | | | 3,734 | 449,010 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5700 | 04 | 3,734 | 140.5387 | 129.30 | 482,806 | 2016 | 2016 | 0 | 0 | 0 | 7.00 | 93.00 |

2 RES F/FOOD 0% - 0 Heated Area: 3686 HX Base Yr




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

3238 W US HIGHWAY 90 , LAKE CITY

## 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 | 32,856.00 | UT | 1.60 | 1.60 | 100 | 2016 | 2016 | 3 | 100 | 52,570 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,790.00 | UT | 2.00 | 2.00 | 100 | 2016 | 2016 | 3 | 100 | 3,580 | |
| 3 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 7.00 | UT | 1,500.00 | 1,500.00 | 100 | 2016 | 2016 | 3 | 100 | 10,500 | |
| 4 | 0164 | CONC BIN | 0 | 0 | 16 | 16 | 256.00 | UT | 11.00 | 11.00 | 100 | 2016 | 2016 | 3 | 100 | 2,816 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 449,010 |
| TOTAL MARKET OB/XF VALUE | 69,466 |
| TOTAL LAND VALUE - MARKET | 1,384,506 |
| TOTAL MARKET VALUE | 1,902,982 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,902,982 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,902,982 |
| TOTAL JUST VALUE | 1,902,982 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,902,982 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16-0779 | DEMOLISH | 0 | 09/09/2016 |
| 16-0781 | COMMERCIAL | 0 | 08/31/2016 |
| 2384 | MAINT/ALTR | 75 | 10/27/2011 |
| 4008 | MAINT/ALTR | 120 | 11/03/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1305/2786 | 12/14/2015 | WD | U | I | 35 | 1,794,300 |
| GRANTOR: DEB-LYN INC | | | | | | |
| GRANTEE: BRAVOFLORIDA LLC | | | | | | |
| 1156/2684 | 8/08/2008 | WD | Q | I | 03 | 100 |
| GRANTOR: U S BANK NA CO-TRUSTE | | | | | | |
| GRANTEE: DEB-LYN INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W50 S10 E5 S19 W5 S13 E5 S41 E41 N30 N11 E4 N42 $
CAN=[ORIG=-4,53] E7 N13 W3 S2 W4 S11 $
CAN=[YR=2026;ORIG=-54,1] E4 S8 W4 N8 $
CAN=[YR=2026;ORIG=-54,30] E4 S11 W4 N11 $
.

## LAND DESCRIPTION

TOTAL OB/XF 69,466

| 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 | 200.00 | 300.00 | 59,677.00 | SF | | 1.00 | 1.00 | 1.45 | 16.00 | 23.20 | 1,384,506 | | | | | | | |

REVIEW DATE 04/14/2026 BY JB Total Acres: 1.37 Total Land Value: 1,384,506 Market: 0 Agricultural: 0 Common: 1,384,506 PRINTED 11/17/2026 BY SYS