

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

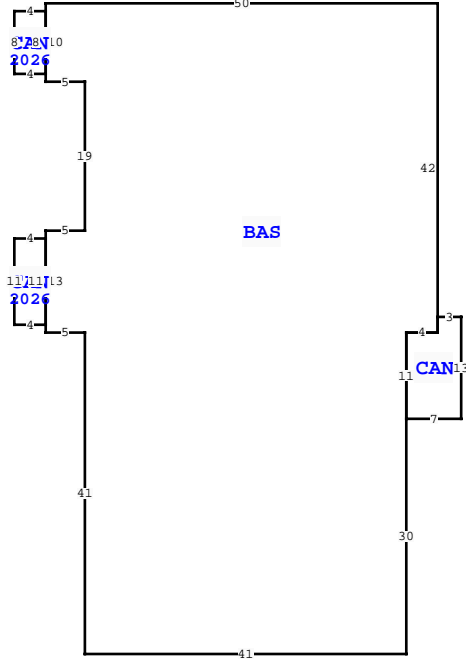
2026

35-3S-16-02563-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	19	COMMON BRK	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	70
Interior Wall	08	DECORATIVE	30
Interior Floor	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
BAS	3,686	100	
CAN	83	30	
CAN	32	30	2026
CAN	44	30	2026
TOTALS	3,845		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	RES F/FOOD	0%	- 0									
Heated Area: 3686 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 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		2,765
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,863,240

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						

EXTRA FEATURES		3238 W US HIGHWAY 90 , LAKE CITY															
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	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	

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

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