COMM SE COR OF SW1/4, RUN E ALON
458.18 FT, N 24 DEG W 179.71 FT,
256.91 FT, N 80 DEG E 450.97 FT

STEAK N SHAKE PROPERTIES INC
107 SOUTH PENNSYLVANIA ST, STE 400
INDIANAPOLIS, IN 46204

2027

35-3S-16-02564-002

BUILDING CHARACTERISTICS

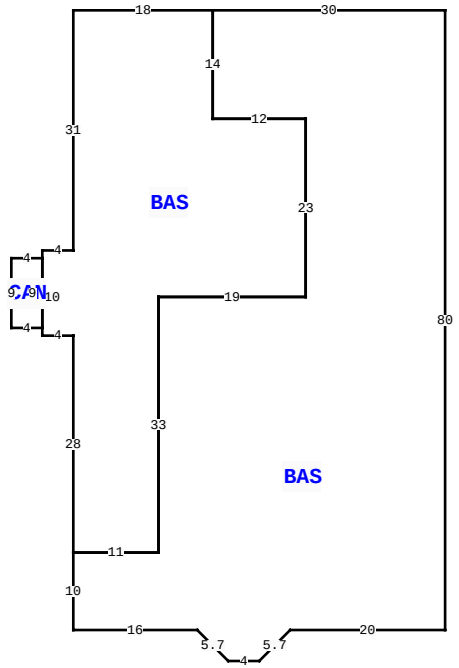
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		17 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	06	06
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	1,349	100		1,349	92,774
BAS	2,567	100		2,567	176,539
CAN	36	30		11	756
TOTALS	3,952			3,927	270,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	3,927	129.4422	99.67	391,404	2001	2001	0	0	0	31.00	69.00

1 RESTAURANT 0% - 0 Heated Area: 3916 HX Base Yr



170 SW COMMERCE DR, LAKE CITY

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

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	25,308.00	UT	1.00	1.00	100	2001	2001	3	100	25,308	
2	0166	CONC,PAVMT	0	0	0	0	2,740.00	UT	2.00	2.00	100	2001	2001	3	100	5,480	
3	0253	LIGHTING	0	0	0	0	4.00	UT	500.00	500.00	100	2001	2001	3	100	2,000	
4	0164	CONC BIN	0	0	18	18	324.00	UT	7.50	7.50	100	2001	2001	3	100	2,430	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	270,069
TOTAL MARKET OB/XF VALUE	35,218
TOTAL LAND VALUE - MARKET	479,160
TOTAL MARKET VALUE	784,447
SOH/AGL Deduction	0
ASSESSED VALUE	784,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	784,447
TOTAL JUST VALUE	784,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	784,447

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/1329	1/30/2026	QC	U	I	11	100
GRANTOR: STEAK & SHAKE OPERATI						
GRANTEE: STEAK N SHAKE PROPE						
0926/2530	5/20/2001	WD	Q	V		500,000
GRANTOR: B PATEL						
GRANTEE: STEAK N SHAKE OPERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= W18 S31 W4 S1 CAN= W4 S9 E4 N9$ S10 E4 S28 E11 N33 E19 N23 W12 N14$ S14 E12 S23 W19 S33 W11 S10 E16 D4 R4 E4 R4 U4 E20 N80$.

LAND DESCRIPTION

TOTAL OB/XF 35,218

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	43,560.00	SF		1.00	1.00	1.00	11.00	11.00	479,160							

REVIEW DATE 03/19/2026 BY JB Total Acres: 1.00 Total Land Value: 479,160 Market: 0 Agricultural: 0 Common: 479,160 PRINTED 11/16/2026 BY SYS