LOT A BROOKSIDE S/D. (SONNY'S BA

WD 1130-1316

TOMLINSON PROPERTIES LLC
1208 S RIDGEWOOD AVE
EDGEWATER, FL 32132

2027

35-3S-16-02573-000

BUILDING CHARACTERISTICS

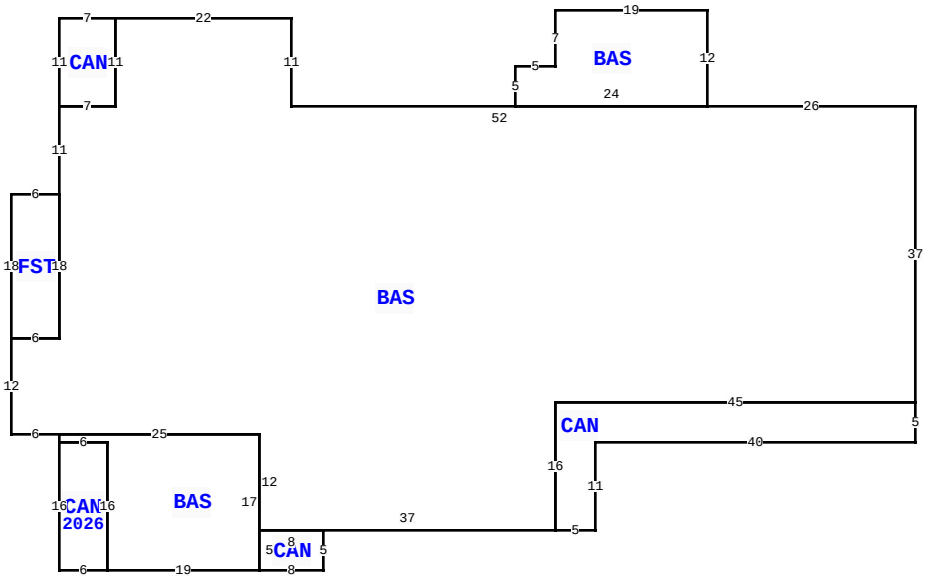
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	10	ABOVE AVG. 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	253	100		253	17,128
BAS	329	100		329	22,273
BAS	4,965	100		4,965	336,127
CAN	40	30		12	813
CAN	77	30		23	1,557
CAN	280	30		84	5,686
CAN	96	30	2026	29	1,963
FST	108	50		54	3,656
TOTALS	6,148			5,749	389,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	5,749	102.2322	78.72	452,561	1985	2010	0	0	0	14.00	86.00

1 RESTAURANT 0% - 0 Heated Area: 5547 HX Base Yr



3177 W US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	389,202
TOTAL MARKET OB/XF VALUE	43,792
TOTAL LAND VALUE - MARKET	933,920
TOTAL MARKET VALUE	1,366,914
SOH/AGL Deduction	0
ASSESSED VALUE	1,366,914
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,366,914
TOTAL JUST VALUE	1,366,914
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,366,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046700	Electrical Servic	150	03/09/2023
40540	REMODEL	0	09/16/2020
33448	ADDN COMM	825	10/13/2015
28756	ADDN COMM	327	07/28/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1130/1316	8/24/2007	WD	Q	I	01	100
GRANTOR: WINSTON & MARIAN TOML						
GRANTEE: TOMLINSON PROPERTIE						
0549/0625	10/01/1984	WD	Q	I	01	250,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 W52 N11 W22 S11 W7 S11 S18 W6 S12 E6 E25 S12 E37 N16 E45 N37 $
BAS=[ORIG=-107,41] S1 E6 S16 E19 N17 W25 $
CAN=[ORIG=-45,53] E5 N11 E40 N5 W45 S16 $
BAS=[ORIG=-26,0] N12 W19 S7 W5 S5 E24 $
FST=[ORIG=-107,11] W6 S18 E6 N18 $
CAN=[YR=2026;ORIG=-101,42] W6 S16 E6 N16 $
CAN=[ORIG=-100,-11] W7 S11 E7 N11 $
CAN=[ORIG=-82,53] S5 E8 N5 W8 $
.

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	1.00	UT	0.00	0.00	100	0	0	3	100	30,780	
2	0253	LIGHTING	0	0	0	0	4.00	UT	500.00	500.00	100	1993	1993	3	100	2,000	
3	0296	SHED METAL	0	0	10	12	120.00	UT	10.00	10.00	100	1993	1993	3	100	1,200	
4	0253	LIGHTING	0	0	0	0	2.00	UT	800.00	800.00	100	1993	1993	3	100	1,600	
5	0166	CONC,PAVMT	0	0	11	240	2,640.00	UT	2.00	2.00	100	2016	2016	3	100	5,280	
6	0169	FENCE/WOOD	0	0	0	0	184.00	UT	10.50	10.50	100	2016	2016	3	100	1,932	
7	0130	CLFENCE 5	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 43,792

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	58,370.00	SF		1.00	1.00	1.00	16.00	16.00	933,920							

REVIEW DATE 03/19/2026 BY ME Total Acres: 1.34 Total Land Value: 933,920 Market: 0 Agricultural: 0 Common: 933,920 PRINTED 11/16/2026 BY SYS