COMM NW COR LOT B FOR POB, RUN
E 195 FT, S 198.42 FT TO N R/W
US-90, RUN W'LY ALONG SAID R/W

GOLDEN ARCH REALTY CORP
110 N CARPENTER ST, ATTN: DEPT 027-RE TAX
CHICAGO, IL 60607

2027

35-3S-16-02573-002

BUILDING CHARACTERISTICS

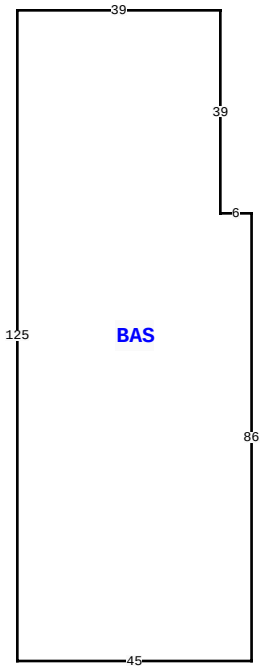
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
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	5,391	100		5,391	547,804
TOTALS	5,391			5,391	547,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	5,391	136.3536	125.45	676,301	2007	2007	0	0	0	19.00	81.00

2 RES F/FOOD 0% - 0 Heated Area: 5391 HX Base Yr



3133 W US HIGHWAY 90 , 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	19,188.00	UT	1.85	1.85	100	2007	2007	3	100	35,498	
2	0166	CONC,PAVMT	0	0	0	0	2,334.00	UT	3.00	3.00	100	2007	2007	3	100	7,002	
3	0169	FENCE/WOOD	0	0	0	0	196.00	UT	13.50	13.50	100	2007	2007	3	100	2,646	
4	0258	PATIO	0	0	0	0	1,858.00	UT	3.50	3.50	100	2007	2007	3	100	6,503	
5	0297	SHED CONCR	0	0	0	0	208.00	UT	16.00	16.00	100	2007	2007	3	100	3,328	
6	0164	CONC BIN	0	0	0	0	480.00	UT	14.00	14.00	100	2007	2007	3	100	6,720	
7	0253	LIGHTING	0	0	0	0	5.00	UT	1,000.00	1,000.00	100	2008	2008	3	100	5,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	547,804
TOTAL MARKET OB/XF VALUE	66,697
TOTAL LAND VALUE - MARKET	645,584
TOTAL MARKET VALUE	1,260,085
SOH/AGL Deduction	0
ASSESSED VALUE	1,260,085
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,260,085
TOTAL JUST VALUE	1,260,085
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,260,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-0406	REMODEL	538	07/23/2019
3828	DEMOLISH	25	09/12/2006
3829	COMMERCIAL	3,383	09/12/2006
1618	ADDN COMM	361	08/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S125 E45 N86 W6 N39$.

LAND DESCRIPTION

TOTAL OB/XF 66,697

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	40,349.00	SF		1.00	1.00	1.00	16.00	16.00	645,584							

REVIEW DATE 03/19/2026 BY JB Total Acres: 0.93 Total Land Value: 645,584 Market: 0 Agricultural: 0 Common: 645,584 PRINTED 11/16/2026 BY SYS