COMM SE COR OF LOT B BROOKSIDE S
N R/W US-90 328.11 FT FOR POB, C
FT, N 288.01 FT, NE 106.13 FT, E

HAZA PROPS LLC
4415 HIGHWAY 6
SUGAR LAND, TX 77478

2027

35-3S-16-02573-003

BUILDING CHARACTERISTICS

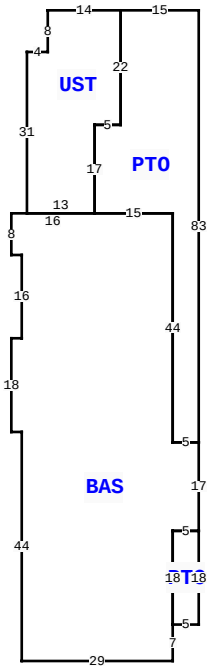
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
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	2,631	100		2,631	276,511
PTO	90	5		4	420
PTO	890	5		44	4,625
UST	585	40		234	24,593
TOTALS	4,196			2,913	306,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	2,913	148.3622	136.49	397,595	1979	2005	0	0	0	23.00	77.00

1 RES F/FOOD 0% - 2025 Heated Area: 2631 HX Base Yr



3081 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: 1	Tax Dist:
BUILDING MARKET VALUE	306,148
TOTAL MARKET OB/XF VALUE	14,700
TOTAL LAND VALUE - MARKET	892,112
TOTAL MARKET VALUE	1,212,960
SOH/AGL Deduction	0
ASSESSED VALUE	1,212,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,212,960
TOTAL JUST VALUE	1,212,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,212,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047465	Roof Replacement	37,291	06/14/2023
15-1023	REMODEL	0	11/24/2015
15-1023	REMODEL	0	11/24/2015
87	REMODEL	75	04/15/2007
87	REMODEL	1,665	03/15/2007
87	REMODEL	0	03/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1509/2556	3/01/2024	WD	U	I	35	1,989,900
GRANTOR: THOMAS-BAIN INC						
GRANTEE: HAZA PROPS LLC						
0799/1228	12/19/1994	WD	Q	I	06	467,500
GRANTOR: WENDY'S INTERNATIONAL						
GRANTEE: THOMAS-BAIN INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UST= N17 E5 N22 W14 S8 W4 S31 E13$ W16 S8 E2 S16 W2 S18 E2 S44 E29 N7 PTO= E5 N18 W5 S18$ N18 E5 N17 PTO= N83 W15 S22 W5 S17 E15 S44 E5$ W5 N44$.

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	12,000.00	12,000.00	90	0	0	3	90	10,800	
2	0253	LIGHTING	0	0	0	0	2.00	UT	500.00	500.00	100	1993	1993	3	100	1,000	
3	0253	LIGHTING	0	0	0	0	3.00	UT	800.00	800.00	100	1993	1993	3	100	2,400	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 14,700

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	55,757.00	SF		1.00	1.00	1.00	16.00	16.00	892,112							

REVIEW DATE 03/23/2026 BY JB Total Acres: 1.28 Total Land Value: 892,112 Market: 0 Agricultural: 0 Common: 892,112 PRINTED 11/16/2026 BY SYS