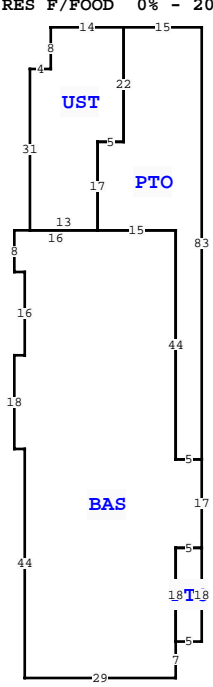


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK	80		
Exterior Wall	28	GLASS THRM	20		
Roof Structure	09	RIDGE FRME	100		
Roof Cover	04	BUILT-UP	100		
Interior Wall	05	DRYWALL	50		
Interior Wall	06	CUST PANEL	50		
Interior Floor	15	HARDTILE	100		
Ceiling	01	FIN.SUSPD	100		
Air Condition	06	ENG 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	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
1	RES F/FOOD	0%	- 2025								
					Heated Area: 2631						
					HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
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			1,165,155

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						

EXTRA FEATURES																	
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	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	

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

BUILDING NOTES	
3081 W US HIGHWAY 90 , LAKE CITY	

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\$.	

LAND DESCRIPTION															TOTAL OB/XF									
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	0.00	0.00	55,757.00	SF		1.00	1.00	1.00	16.00	16.00	892,112							