PART OF LOT 7 LAKE HARRIS FARMS
(A-1 INN): BEG NW COR OF W1/2 OF
& RUN SW 7 DG ALONG W LINE OF LO

OM SHANTI INC OF LAKE CITY
303 BEVERLY ST SE
LIVE OAK, FL 32064

2026

35-3S-16-02580-000

BUILDING CHARACTERISTICS

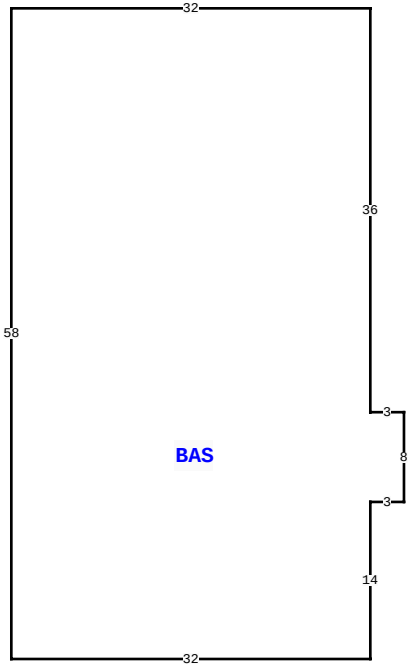
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100		1,880	269,091
TOTALS	1,880			1,880	269,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	1,880	169.1059	155.58	292,490	2015	2015	0	0	0	8.00	92.00

3 RES F/FOOD 0% - 0 Heated Area: 1880 HX Base Yr



2996 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

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	269,091
TOTAL MARKET OB/XF VALUE	62,489
TOTAL LAND VALUE - MARKET	634,234
TOTAL MARKET VALUE	965,814
SOH/AGL Deduction	0
ASSESSED VALUE	965,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	965,814
TOTAL JUST VALUE	965,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	929,099

LAND:4:1: HX HERE

SALE:2:1: A-1 INN ON W1/2 LOT 7, LAKE HARRIS FARMS

SALE:1:1: W1/2 LOT 7 LAKE HARRIS FARMS-A-1 INN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14-0497	COMMERCIAL	3,202	12/30/2014
254	DEMOLISH	5	07/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1273/0241	4/08/2014	WD	Q	V	01	379,000
GRANTOR: BLUE WATER EXPRESS WA						
GRANTEE: OM SHANTI INC OF LA						
1253/1946	4/05/2013	QC	U	I	11	100
GRANTOR: PRINCETON (THIRTY SEV						
GRANTEE: BLUE WATER EXPRESS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S58 E32 N14 E3 N8 W3 N36$.

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	18,915.00	UT	1.60	1.60	100	2015	2015	3	100	30,264	
2	0166	CONC,PAVMT	0	0	0	0	5,931.00	UT	2.00	2.00	100	2015	2015	3	100	11,862	
3	0253	LIGHTING	0	0	0	0	10.00	UT	1,500.00	1,500.00	100	2015	2015	3	100	15,000	
4	0164	CONC BIN	0	0	12	20	240.00	UT	11.00	11.00	100	2015	2015	3	100	2,640	
5	0120	CLFENCE 4	0	0	0	0	420.00	UT	5.50	5.50	100	2015	2015	3	100	2,310	
6	0120	CLFENCE 4	0	0	0	0	75.00	UT	5.50	5.50	100	2015	2015	3	100	413	

LAND DESCRIPTION

TOTAL OB/XF 62,489

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	109.00	525.00	56,628.00	SF		1.00	1.00	0.70	16.00	11.20	634,234							

REVIEW DATE 03/23/2026 BY JB Total Acres: 1.30 Total Land Value: 634,234 Market: 0 Agricultural: 0 Common: 634,234 PRINTED 06/19/2026 BY SYS