COMM SE COR OF LOT 9, RUN
N 8 DG E 506.22 FT FOR POB,
RUN N 81 DG W, 183.41 FT,

LAKE CITY 3072 W US HIGHWAY 90, LLC
250 JOHN KNOX RD, SUITE 6
TALLAHASSEE, FL 32303

2027

35-3S-16-02582-001

BUILDING CHARACTERISTICS

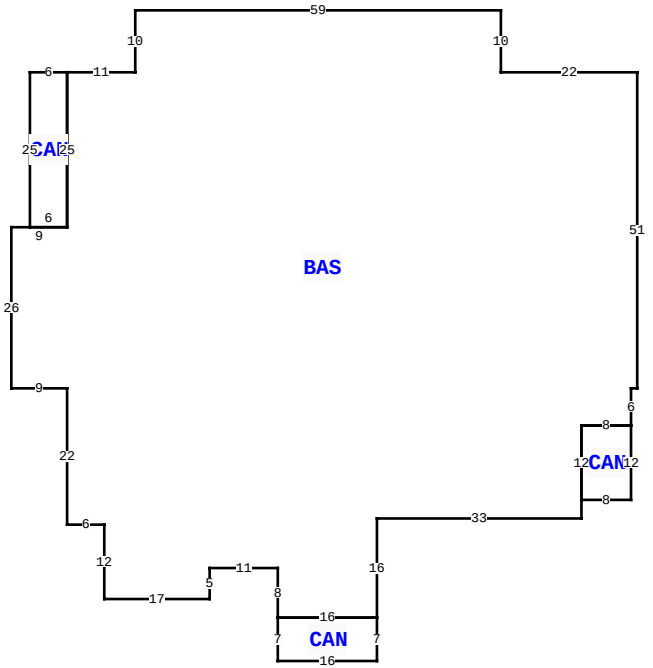
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 80
Roof Cover	08	CLAY TILE 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		18 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
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	7,878	100		7,878	751,349
CAN	96	30		29	2,766
CAN	112	30		34	3,243
CAN	150	30		45	4,292
TOTALS	8,236			7,986	761,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	7,986	137.6208	105.97	846,276	2013	2013	0	0	0	10.00	90.00

5 RESTAURANT 0% - 0 Heated Area: 7878 HX Base Yr



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

3072 W US HIGHWAY 90 , LAKE CITY

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	0166	CONC,PAVMT	0	0	0	0	5,500.00	UT	2.00	2.00	100	2013	2013	3	100	11,000	
2	0260	PAVEMENT-A	0	0	0	0	53,230.00	UT	1.60	1.60	100	2013	2013	3	100	85,168	
3	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2013	2013	3	100	10,500	
4	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	100	2,000	
5	0119	MASONRY WA	0	0	68	8	544.00	UT	6.50	6.50	100	2013	2013	3	100	3,536	
6	0295	SPKLR SYS	0	0	0	0	7,878.00	UT	1.75	1.75	100	2013	2013	3	100	13,787	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	761,648
TOTAL MARKET OB/XF VALUE	128,491
TOTAL LAND VALUE - MARKET	1,423,886
TOTAL MARKET VALUE	2,314,025
SOH/AGL Deduction	0
ASSESSED VALUE	2,314,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,314,025
TOTAL JUST VALUE	2,314,025
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,314,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
410	DEMOLISH	25	08/20/2012
355	COMMERCIAL	3,207	07/18/2012
356	COMMERCIAL	2,949	07/18/2012
1903	REMODEL	1,200	09/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/0106	4/05/2019	WD	U	I	37	2,019,400
GRANTOR: FLORIDA SE, INC						
GRANTEE: LAKE CITY 3072 W US						
1242/0933	9/28/2012	WD	U	V	16	100
GRANTOR: ANILKUMAR D & HEMLATT						
GRANTEE: FLORIDA SE, INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N10 W59 S10 W11 CAN= W6 S25 E6 N25$ S25 W9 S26 E9 S22 E6 S12 E17 N5 E11 S8 CAN= S7 E16 N7 W16$ E16 N16 E33 N3 CAN= E8 N12 W8 S12$ N12 E8 N6 E1 N51$.

LAND DESCRIPTION

TOTAL OB/XF 128,491

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	98,881.00	SF		1.00	1.00	0.90	16.00	14.40	1,423,886							

REVIEW DATE 04/23/2024 BY TP Total Acres: 2.27 Total Land Value: 1,423,886 Market: 0 Agricultural: 0 Common: 1,423,886 PRINTED 11/16/2026 BY SYS