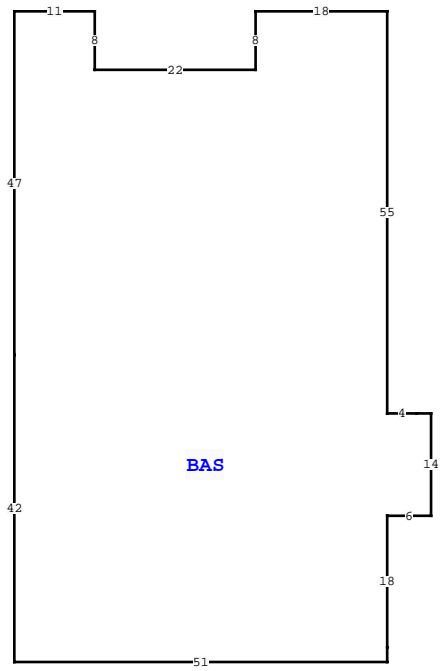


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	16	WD FR STUC	80		
Exterior Wall	21	STONE	20		
Roof Structure	09	RIDGE FRME	100		
Roof Cover	04	BUILT-UP	100		
Interior Wall	08	DECORATIVE	70		
Interior Wall	05	DRYWALL	30		
Interior Floo	15	HARDTILE	60		
Interior Floo	14	CARPET	40		
Ceiling	01	FIN.SUSPD	100		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures		16	100		
Frame	02	WOOD FRAME	100		
Story Height		14	100		
RMS		4	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Quality	08	08			
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	4,447	100		4,447	361,341
<b>TOTALS</b>	<b>4,447</b>			<b>4,447</b>	<b>361,341</b>

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RESTAURANT	0%	0		481,788	2004	2004	0	0	25.00	75.00
				Heated Area: 4447							
				HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		361,341	
TOTAL MARKET OB/XF VALUE		54,962	
TOTAL LAND VALUE - MARKET		551,034	
TOTAL MARKET VALUE		967,337	
SOH/AGL Deduction		0	
ASSESSED VALUE		967,337	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		967,337	
TOTAL JUST VALUE		967,337	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		926,879	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2812	COMMERCIAL	2,671	01/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1352/2302	12/18/2017	WD	U	I	37	1,094,900
GRANTOR: RUBY TUESDAY INC						
GRANTEE: STORE MASTER FUNDIN						
1004/2027	1/08/2004	WD	Q	V		600,000
GRANTOR: AURUM L L C						
GRANTEE: RUBY TUESDAY						

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	0166	CONC,PAVMT	0	0	0	0	2,976.00	UT	2.00	2.00	100	2004	2004	3	100	5,952	
2	0260	PAVEMENT-A	0	0	0	0	35,944.00	UT	1.10	1.10	100	2004	2004	3	100	39,538	
3	0253	LIGHTING	0	0	0	0	7.00	UT	1,000.00	1,000.00	100	2004	2004	3	100	7,000	
4	0119	MASONRY WA	0	0	21	8	168.00	UT	5.00	5.00	100	2004	2004	3	100	840	
5	0164	CONC BIN	0	0	12	16	192.00	UT	8.50	8.50	100	2004	2004	3	100	1,632	

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			0.00	0.00	50,094.00	SF		1.00	1.00	1.00	11.00	11.00	551,034							

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

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W18 S8 W22 N8 W11 S47 S42 E51N2 N18 E6 N14 W2 W4 N55 S.			