COMM AT PT OF INTERS OF E LINE O & N R/W OF US-90, RUN E ALONG R/ FT TO E R/W REAL RD FOR POB, RUN

SI BUCK LAKE CITY LLC
2196 MAIN ST SUITE H
DUNEDIN, FL 34698

2027

35-3S-16-02585-007

BUILDING CHARACTERISTICS

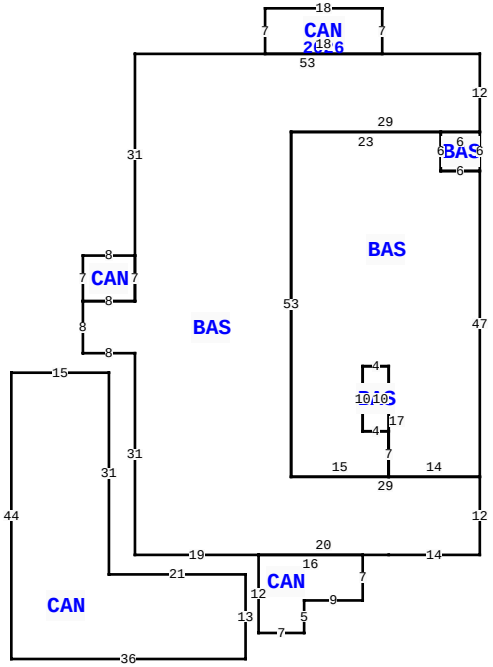
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		22 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
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	36	100		36	1,214
BAS	40	100		40	1,349
BAS	1,461	100		1,461	49,282
BAS	2,608	100		2,608	87,972
CAN	56	30		17	574
CAN	147	30		44	1,484
CAN	933	30		280	9,445
CAN	126	30	2026	38	1,282
TOTALS	5,407			4,524	152,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	4,524	79.6457	61.33	277,457	1995	1995	0	0	0	45.00	55.00

1 RESTAURANT 0% - 2026 Heated Area: 4145 HX Base Yr



2847 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	152,601
TOTAL MARKET OB/XF VALUE	45,209
TOTAL LAND VALUE - MARKET	1,391,582
TOTAL MARKET VALUE	1,589,392
SOH/AGL Deduction	0
ASSESSED VALUE	1,589,392
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,589,392
TOTAL JUST VALUE	1,589,392
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,589,392

SALE:1:1: 60,113 SF - RED LOBSTER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
231336	REMODEL	1,570	01/08/2013
18	REMODEL	519	01/09/2012
1228	ADDN COMM	80	04/29/1998
9248	COMMERCIAL	3,025	01/12/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2627	12/19/2025	WD	Q	I	01	1,700,000
GRANTOR: RED LOBSTER HOSPITALI						
GRANTEE: SI BUCK LAKE CITY L						
1278/2648	7/21/2014	WD	U	I	35	1,450,000
GRANTOR: FLORIDA SE INC						
GRANTEE: RED LOBSTER HOSPITA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W53 S31 S7 W8 S8 E8 S31 E19 E20 E14 N12 W29 N53 E29 N12 $
BAS=[ORIG=0,65] N47 W6 N6 W23 S53 E15 N7 W4 N10 E4 S17 E14 $
CAN=[ORIG=-57,49] W15 S44 E36 N13 W21 N31 $
CAN=[ORIG=-34,77] S12 E7 N5 E9 N7 W16 $
CAN=[YR=2026;ORIG=-33,-7] E18 S7 W18 N7 $
CAN=[ORIG=-53,31] W8 S7 E8 N7 $
BAS=[ORIG=-14,58] N10 W4 S10 E4 $
BAS=[ORIG=0,18] N6 W6 S6 E6 $
PTR=[ORIG=-53,49] W4 E4 $
.

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	0253	LIGHTING	0	0	0	0	5.00	UT	800.00	800.00	100	1995	1995	3	100	4,000	
2	0253	LIGHTING	0	0	0	0	5.00	UT	300.00	300.00	100	1995	1995	3	100	1,500	
3	0166	CONC,PAVMT	0	0	0	0	2,540.00	UT	1.40	1.40	100	1995	1995	3	100	3,556	
4	0295	SPKLR SYS	0	0	0	0	4,081.00	UT	1.00	1.00	100	1995	1995	3	100	4,081	
5	0260	PAVEMENT-A	0	0	0	0	31,236.00	UT	0.90	0.90	100	1995	1995	3	100	28,112	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	300	
7	0294	SHED WOOD/	0	0	18	10	180.00	UT	4.00	4.00	100	2008	2008	3	100	720	
8	0164	CONC BIN	0	0	28	14	392.00	UT	7.50	7.50	100	2001	2001	3	100	2,940	

LAND DESCRIPTION

TOTAL OB/XF 45,209

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		00	150.00	400.00	59,982.00	SF		1.00	1.00	1.45	16.00	23.20	1,391,582							

REVIEW DATE 03/19/2026 BY JB Total Acres: 1.38 Total Land Value: 1,391,582 Market: 0 Agricultural: 0 Common: 1,391,582 PRINTED 11/17/2026 BY SYS