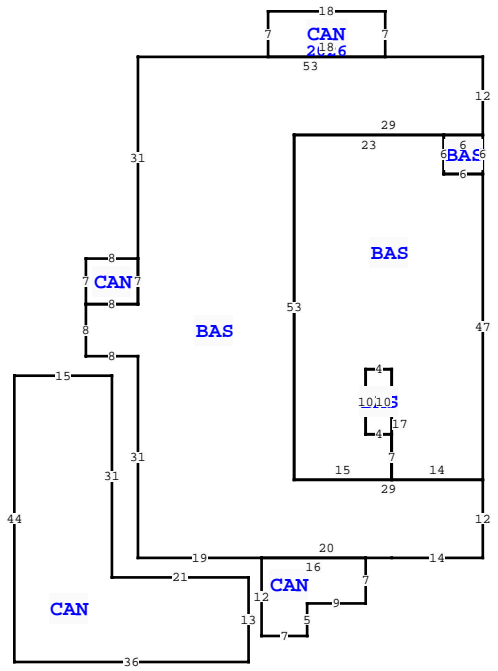




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	04	BUILT-UP 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Ceiling	01	FIN.SUSPD 100	
Air Condition	04	ROOF TOP 100	
Heating Type	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
BAS	36	100	
BAS	40	100	
BAS	1,461	100	
BAS	2,608	100	
CAN	56	30	
CAN	147	30	
CAN	933	30	
CAN	126	30	2026
TOTALS	5,407		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	RESTAURANT	0%	- 2026		Heated Area: 4145					HX Base Yr		



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			1,705,248
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						

EXTRA FEATURES		2847 W US HIGHWAY 90 , LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0253	LIGHTING	0 0 0 0
2	0253	LIGHTING	0 0 0 0
3	0166	CONC,PAVMT	0 0 0 0
4	0295	SPKLR SYS	0 0 0 0
5	0260	PAVEMENT-A	0 0 0 0
6	0169	FENCE/WOOD	0 0 0 0
7	0294	SHED WOOD/	0 0 18 10
8	0164	CONC BIN	0 0 28 14

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	0253	LIGHTING	0	0	0	5.00	UT	800.00	800.00	100	1995	1995	3	100	4,000	
2	0253	LIGHTING	0	0	0	5.00	UT	300.00	300.00	100	1995	1995	3	100	1,500	
3	0166	CONC,PAVMT	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	4,081.00	UT	1.00	1.00	100	1995	1995	3	100	4,081	
5	0260	PAVEMENT-A	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	1.00	UT	0.00	0.00	100	2001	2001	3	100	300	
7	0294	SHED WOOD/	0	0	18	180.00	UT	4.00	4.00	100	2008	2008	3	100	720	
8	0164	CONC BIN	0	0	28	392.00	UT	7.50	7.50	100	2001	2001	3	100	2,940	
TOTAL OB/XF 45,209																

LAND DESCRIPTION		TOTAL OB/XF 45,209																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

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

BUILDING NOTES	
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 \$	