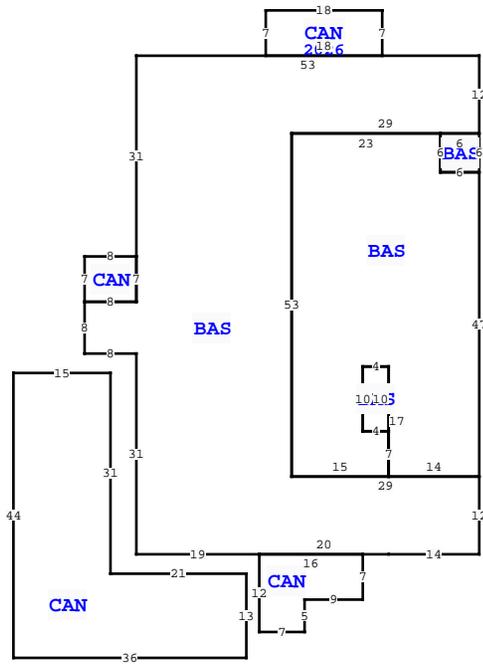




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
10	ABOVE AVG. 100				
04	WOOD TRUSS 100				
04	BUILT-UP 100				
05	DRYWALL 100				
14	CARPET 80				
08	SHT VINYL 20				
01	FIN.SUSPD 100				
04	ROOF TOP 100				
09	ENG F AIR 100				
22	100				
02	WOOD FRAME 100				
12	100				
4	100				
1.	1. 100				
0	100				
02	02 100				
06	06				
2100	RESTAURANT/CAFE				
06					
35316.030	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	36	100		36	1,535
BAS	40	100		40	1,705
BAS	1,461	100		1,461	62,275
BAS	2,608	100		2,608	111,166
CAN	56	30		17	725
CAN	147	30		44	1,876
CAN	933	30		280	11,935
CAN	126	30	2026	38	1,620
TOTALS	5,407			4,524	192,836

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	77.50	350,610	1995	1995	0	0	45.00	55.00	
Heated Area: 4145 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	192,836		
TOTAL MARKET OB/XF VALUE	45,209		
TOTAL LAND VALUE - MARKET	1,349,595		
TOTAL MARKET VALUE	1,587,640		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,587,640		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,587,640		
TOTAL JUST VALUE	1,587,640		
NCON VALUE	-255		
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																		
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	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	

TOTAL OB/XF													45,209
2847 W US HIGHWAY 90 , LAKE CITY													
BLD DATE		LGL DATE		04/08/2024		MLU							
XF DATE		LAND DATE											
INC DATE		AG DATE											

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 \$

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		00	150.00	400.00	59,982.00	SF		1.00	1.00	1.50	15.00	22.50	1,349,595							