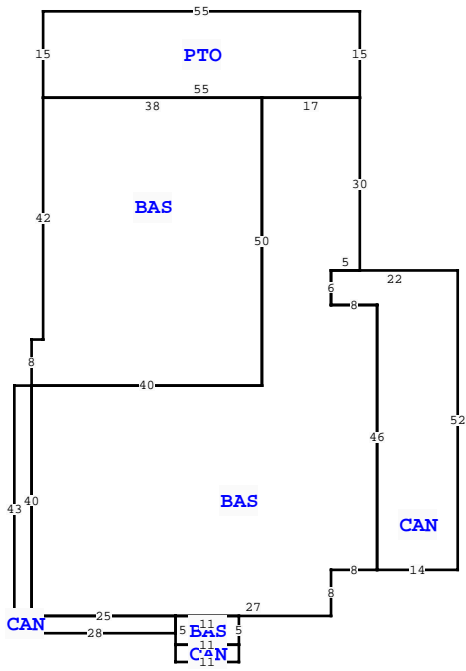




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	04	ROOF TOP	100
Heating Type	09	ENG F AIR	100
Fixtures	19	100	
Frame	03	MASONRY	100
Story Height	15	100	
RMS	3	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
BAS	55	100	
BAS	1,916	100	
BAS	3,198	100	
CAN	33	30	
CAN	204	30	
CAN	776	30	
PTO	825	5	
TOTALS	7,007		

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									
Heated Area: 5169 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			614,304
TOTAL MARKET OB/XF VALUE			50,688
TOTAL LAND VALUE - MARKET			1,435,036
TOTAL MARKET VALUE			2,100,028
SOH/AGL Deduction			0
ASSESSED VALUE			2,100,028
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			2,100,028
TOTAL JUST VALUE			2,100,028
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			2,056,730

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046698	Electrical Servic	150	03/09/2023
19-0152	REMODEL	6,035	03/19/2019
14-0072	ADDN COMM	1,500	03/25/2014
9801	COMMERCIAL	1,800	06/05/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/0715	10/10/2019	WD	U	I	37	2,380,000
GRANTOR: BW ATLANTIC 90 LLC						
GRANTEE: R & S ASSOCIATES LL						
1353/2753	2/15/2018	WD	U	I	35	1,500,000
GRANTOR: SCF RC FUNDING I LLC						
GRANTEE: BW ATLANTIC 90 LLC						

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	0260	PAVEMENT-A	0	0	0	39,145.00	UT	0.90	0.90	100	1995	1995	3	100	35,231	
2	0295	SPKLR SYS	0	0	0	1.00	UT	4,438.70	4,438.70	100	1995	1995	3	100	4,439	
3	0166	CONC, PAVMT	0	0	0	2,345.00	UT	1.50	1.50	100	1995	1995	3	100	3,518	
4	0253	LIGHTING	0	0	0	5.00	UT	1,500.00	1,500.00	100	1993	1993	3	100	7,500	

2893 W US HIGHWAY 90 , LAKE CITY

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

BUILDING DIMENSIONS	
BAS= S42 W2 S8 E40 N50 BAS= S50 W40 CAN= W3 S43 E28 N3 W25 N40\$ S40 E25 BAS= S5 CAN= S3 E11 N3 W11\$ E11 N5 W11\$ E27 N8 E8 CAN= E14 N52 W22 S6 E8 S46\$ N46 W8 N6 E5 N30 PTO= N15 W55 S15 E55\$ W17\$ W38\$.	

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	DPHT 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	156.00	400.00	61,855.00	SF		1.00	1.00	1.45	16.00	23.20	1,435,036								