COMM INTERS E LINE OF BROOKSIDE & N R/W US-90, RUN E ALONG R/W 5 FT FOR POB, CONT E ALONG R/W 156

R & S ASSOCIATES LLC
16239 PANTHEON PASS
DELRAY BEACH, FL 33446

2027

35-3S-16-02585-008

BUILDING CHARACTERISTICS

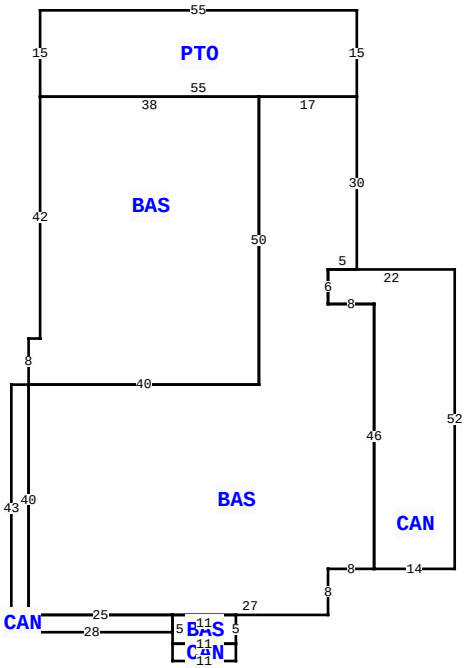
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		19 100
Frame	03	MASONRY 100
Story 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	55	100		55	6,128
BAS	1,916	100		1,916	213,458
BAS	3,198	100		3,198	356,283
CAN	33	30		10	1,115
CAN	204	30		61	6,796
CAN	776	30		233	25,958
PTO	825	5		41	4,568
TOTALS	7,007			5,514	614,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	5,514	150.7187	116.05	639,900	1995	2019	0	0	0	4.00	96.00

1 RESTAURANT 0% - 0 Heated Area: 5169 HX Base Yr



2893 W US HIGHWAY 90 , LAKE CITY

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

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	0260	PAVEMENT-A	0	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	0	1.00	UT	4,438.70	4,438.70	100	1995	1995	3	100	4,439	
3	0166	CONC,PAVMT	0	0	0	0	2,345.00	UT	1.50	1.50	100	1995	1995	3	100	3,518	
4	0253	LIGHTING	0	0	0	0	5.00	UT	1,500.00	1,500.00	100	1993	1993	3	100	7,500	

COLUMBIA COUNTY PROPERTY

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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	2,100,028

SALE:1:1: 1.42 AC PARCEL

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						

BUILDING NOTES

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 50,688

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

REVIEW DATE 03/09/2026 BY JB Total Acres: 1.42 Total Land Value: 1,435,036 Market: 0 Agricultural: 0 Common: 1,435,036 PRINTED 11/17/2026 BY SYS