COMM SE COR OF W1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W US-90
RUN W ALONG N R/W 655.91 FT

VALENSIN FAMILY TRUST
409 PRITCHARD LN
BROCK, TX 76087-9526

2027

36-3S-16-02611-005

BUILDING CHARACTERISTICS

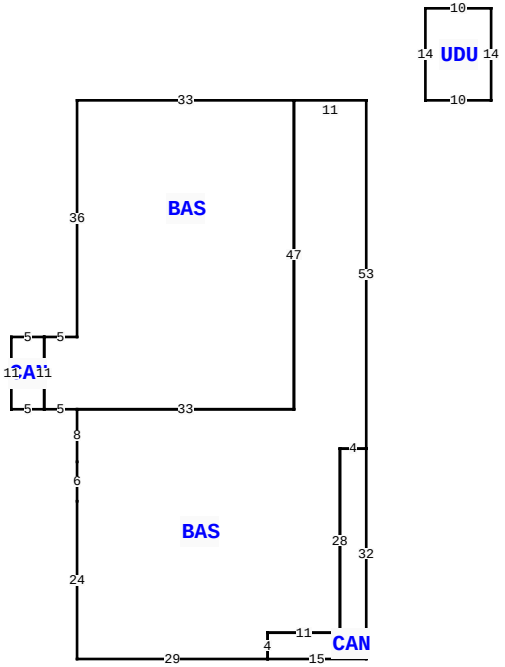
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	06	VINYL ASB 30
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100		1,606	121,375
BAS	2,017	100		2,017	152,437
CAN	55	30		16	1,209
CAN	172	30		52	3,930
UDU	140	40		56	4,232
TOTALS	3,990			3,747	283,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	3,747	122.6112	112.80	422,662	1988	2000	0	0	0	33.00	67.00

1 RES F/FOOD 0% - 0 Heated Area: 3623 HX Base Yr



2609 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	1.00	UT	24,520.00	24,520.00	100	0	0	3	100	24,520	
2	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	1993	1993	3	100	4,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
4	0164	CONC BIN	0	0	10	13	130.00	UT	7.50	7.50	100	0	0	3	100	975	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	283,184
TOTAL MARKET OB/XF VALUE	30,995
TOTAL LAND VALUE - MARKET	1,452,739
TOTAL MARKET VALUE	1,766,918
SOH/AGL Deduction	0
ASSESSED VALUE	1,766,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,766,918
TOTAL JUST VALUE	1,766,918
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,766,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045548	Signs - New or Ex	5,000	09/23/2022
000045413	Signs - New or Ex	5,000	09/12/2022
17-33	REMODEL	0	01/10/2017
1401	MAINT/ALTR	113	09/14/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/2684	10/31/2012	WD	U	I	30	1,600,000
GRANTOR: SPARDEE'S REALTY INC						
GRANTEE: RANDY GRANT VALENSI						
0638/0037	11/25/1987	WD	Q	V		250,000
GRANTOR: COLE RICHARD C						
GRANTEE: SPARTAN RESTAURANTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S36 W5 CAN= W5 S11 E5 N11$ S11 E5 BAS= S8 S6 S24 E29 CAN= E15 N32 W4 S28W11 S4$ N4 E11 N28 E4 N53 W11 S47 W33$E33 N47$ PTR= E20 UDU= E10 N14 W10 S14$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 30,995

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		CI	0.00	0.00	55,028.00	SF		1.00	1.00	1.65	16.00	26.40	1,452,739							

REVIEW DATE 03/23/2026 BY JB Total Acres: 1.26 Total Land Value: 1,452,739 Market: 0 Agricultural: 0 Common: 1,452,739 PRINTED 11/16/2026 BY SYS