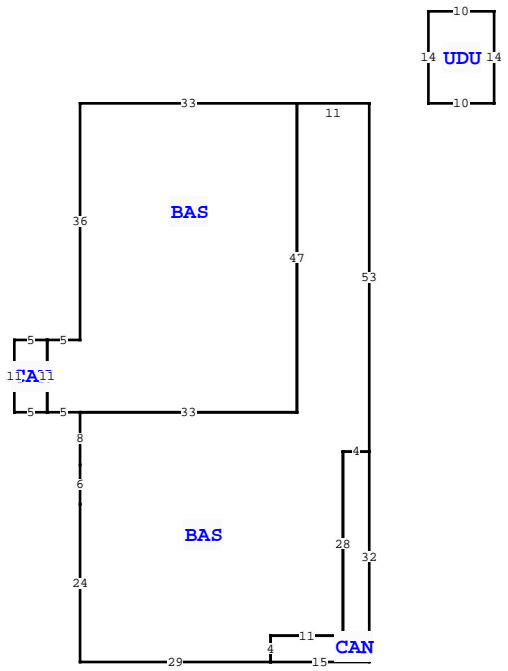


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	06 VINYL ASB 30
Ceiling	01 FIN.SUSPD 100
Air Condition	04 ROOF TOP 100
Heating Type	09 ENG F AIR 100
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

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	33.00	67.00		
1 RES F/FOOD 0% - 0														
Heated Area: 3623														
HX Base Yr														



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

2609 W US HIGHWAY 90 , LAKE CITY

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

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	1.00	UT	24,520.00	24,520.00	100	0	0	3	100	24,520	
2	0253	LIGHTING	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	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
4	0164	CONC BIN	0	0	10	130.00	UT	7.50	7.50	100	0	0	3	100	975	

LAND DESCRIPTION TOTAL OB/XF 30,995

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

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	0		
PREVIOUS YEAR MKT VALUE	1,767,117		

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\$.