COMM NE COR OF SE1/4 OF SE1/4, R
R/W US-90, SW'LY ALONG R/W 1399.
POB, CONT SW ALONG R/W 203.84 FT

LAKE CITY BLUE, LLC
4446 HENDRICKS AVE STE 1A#390
JACKSONVILLE, FL 32207

2027

36-3S-16-02611-016

BUILDING CHARACTERISTICS

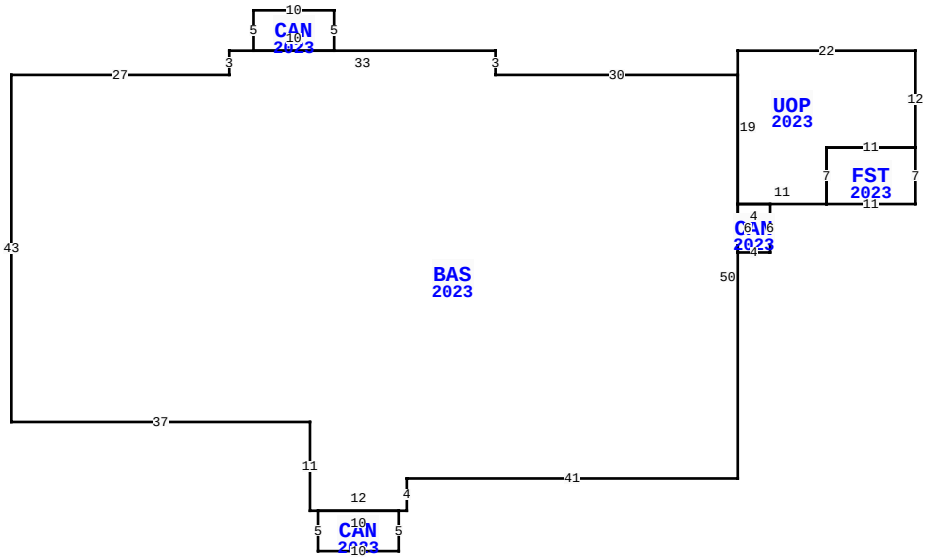
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	21	STONE 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	13	LAM/VNLPLK 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		19 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		8 100
Stories	1.	1. 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	4,388	100	2023	4,388	574,942
CAN	24	30	2023	7	917
CAN	50	30	2023	15	1,966
CAN	50	30	2023	15	1,966
FST	77	50	2023	38	4,979
UOP	341	20	2023	68	8,910
TOTALS	4,930			4,531	593,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	4,531	145.3304	133.70	605,795	2022	2022	0	0	0	2.00	98.00

1 RES F/FOOD 0% - 2023 Heated Area: 4388 HX Base Yr



394 NW COMMONS LOOP, 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	0166	CONC,PAVMT	0	0	0	0	4,737.00	UT	3.00	3.00	100	2023	2022		100	14,211	
2	0260	PAVEMENT-A	0	0	0	0	21,464.00	UT	2.00	2.00	100	2023	2022		100	42,928	
3	0253	LIGHTING	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2023	2022		100	10,500	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	593,679
TOTAL MARKET OB/XF VALUE	68,639
TOTAL LAND VALUE - MARKET	1,045,440
TOTAL MARKET VALUE	1,707,758
SOH/AGL Deduction	0
ASSESSED VALUE	1,707,758
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,707,758
TOTAL JUST VALUE	1,707,758
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,707,758

SALE:1:1: STORE - US-90

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045821	Signs - New or Ex	65,442	11/01/2022
000045822	Signs - New or Ex	8,090	11/01/2022
000044691	New Commercial Co	2,000,000	09/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/2268	4/28/2022	WD	Q	V	01	1,650,000
GRANTOR: BAKKAR HOLDINGS, LLC						
GRANTEE: LAKE CITY BLUE, LLC						
1346/2662	10/30/2017	WD	Q	V	01	710,000
GRANTOR: PROSPERITY BANK						
GRANTEE: BAKKAR HOLDINGS, LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,0] S43 E37 S11 E12 N4 E41 N50 W30 N3 W33 S3 W27 $
CAN=[YR=2023;ORIG=48,54] S5 E10 N5 W10 $
CAN=[YR=2023;ORIG=40,-8] S5 E10 N5 W10 $
CAN=[YR=2023;ORIG=100,16] S6 E4 N6 W4 $
UOP=[YR=2023;ORIG=100,-3] S19 E11 N7 E11 N12 W22 $
FST=[YR=2023;ORIG=111,9] S7 E11 N7 W11 $
.

LAND DESCRIPTION

TOTAL OB/XF 68,639

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	0.00	0.00	54,450.00	SF		1.00	1.00	1.20	16.00	19.20	1,045,440							

REVIEW DATE 04/19/2024 BY TP Total Acres: 1.25 Total Land Value: 1,045,440 Market: 0 Agricultural: 0 Common: 1,045,440 PRINTED 11/16/2026 BY SYS