

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

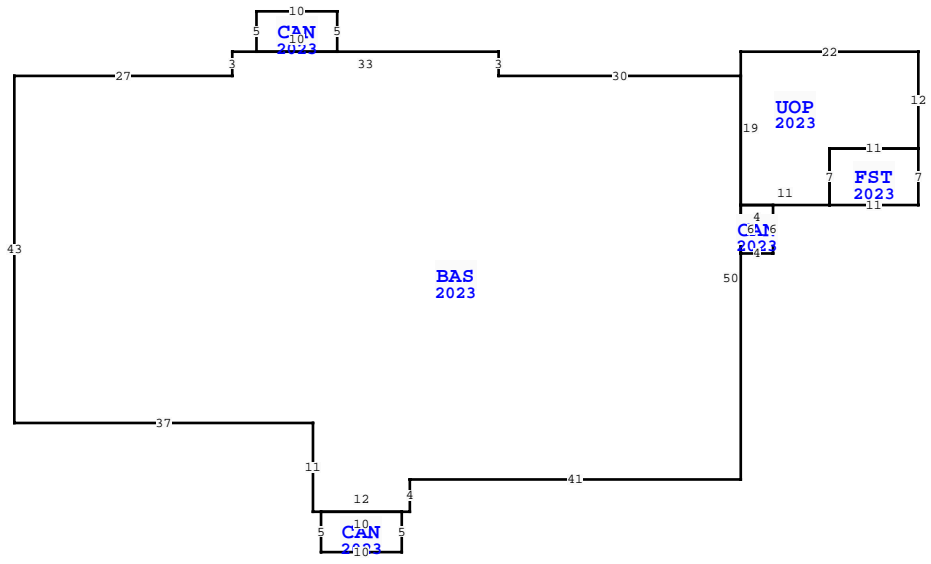
2026

36-3S-16-02611-016



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	17	MSNRY	STUC	80	
Exterior Wall	21	STONE		20	
Roof Structure	09	RIDGE	FRME	100	
Roof Cover	04	BUILT-UP		100	
Interior Wall	05	DRYWALL		100	
Interior Floor	15	HARDTILE		80	
Interior Floor	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	
1	RES F/FOOD	0%	- 2023									
Heated Area: 4388 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
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	0		
PREVIOUS YEAR MKT VALUE	1,689,314		

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	Q	V	01	1,650,000
GRANTOR: BAKKAR HOLDINGS, LLC						
GRANTEE: LAKE CITY BLUE, LLC						
1346/2662	10/30/2017	WD Q	Q	V	01	710,000
GRANTOR: PROSPERITY BANK						
GRANTEE: BAKKAR HOLDINGS, LL						

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	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	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

TOTAL OB/XF													68,639										
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 06/19/2026 BY SYS																							