COMM SW COR, RUN E 280.17 FT, N FT, E 32.01 FT TO E R/W BASCOM N DEG E 39.12 FT TO PT OF A CURVE,

BRIDGEWORKS PROPERTIES LLC
501 E TENNESSEE ST, STE A
TALLAHASSEE, FL 32308

2027

36-3S-16-02615-000

BUILDING CHARACTERISTICS

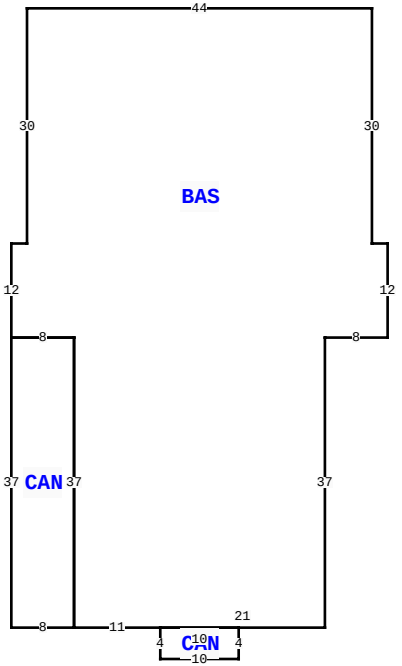
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	08	DECORATIVE 40
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
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	3,080	100		3,080	455,809
CAN	40	30		12	1,776
CAN	296	30		89	13,171
TOTALS	3,416			3,181	470,756

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	3,181	164.1397	151.01	480,363	2002	2022	0	0	0	2.00	98.00

1 RES F/FOOD 0% - 2022 Heated Area: 3080 HX Base Yr



2640 W US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	470,756
TOTAL MARKET OB/XF VALUE	47,661
TOTAL LAND VALUE - MARKET	1,163,870
TOTAL MARKET VALUE	1,682,287
SOH/AGL Deduction	0
ASSESSED VALUE	1,682,287
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,682,287
TOTAL JUST VALUE	1,682,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,682,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25-0596			08/05/2025
2231	COMMERCIAL	1,531	10/22/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1442/2653	7/14/2021	WD	U	I	35	2,500,000
GRANTOR: TESTAMENTARY RESIDUAL						
GRANTEE: BRIDGEWORKS PROPERT						
1442/2630	7/14/2021	WD	U	I	11	100
GRANTOR: 1885 LLLP						
GRANTEE: TESTAMENTARY RESIDU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S30 W2 S12 E8 S37 E11 E21 N37 E8 N12 W2 N30 $
CAN=[ORIG=-46,42] S37 E8 N37 W8 $
CAN=[ORIG=-27,79] S4 E10 N4 W10 $
.

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	27,145.00	UT	1.10	1.10	100	2002	2002	3	100	29,860	
2	0166	CONC,PAVMT	0	0	0	0	3,697.00	UT	2.00	2.00	100	2002	2002	3	100	7,394	
3	0253	LIGHTING	0	0	0	0	5.00	UT	1,000.00	1,000.00	100	2002	2002	3	100	5,000	
4	0164	CONC BIN	0	0	0	0	299.00	UT	8.50	8.50	100	2002	2002	3	100	2,542	
5	0119	MASONRY WA	0	0	0	0	413.00	UT	5.00	5.00	100	2002	2002	3	100	2,065	
6	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

LAND DESCRIPTION

TOTAL OB/XF 47,661

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	140.00	0.00	44,086.00	SF		1.00	1.00	1.65	16.00	26.40	1,163,870							

REVIEW DATE 02/04/2026 BY ME Total Acres: 1.01 Total Land Value: 1,163,870 Market: 0 Agricultural: 0 Common: 1,163,870 PRINTED 11/16/2026 BY SYS