

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

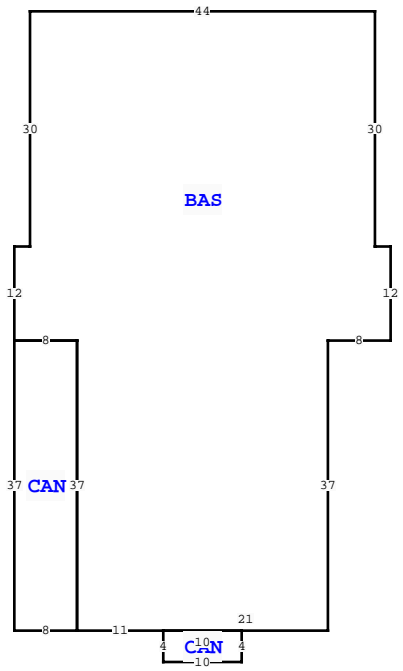
2026

36-3S-16-02615-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	21	STONE	20
Roof Structure	04	WOOD TRUSS	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	60
Interior Wall	08	DECORATIVE	40
Interior Floor	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
BAS	3,080	100	
CAN	40	30	
CAN	296	30	
TOTALS	3,416		

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%	- 2022									Heated Area: 3080 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
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		87,828
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,667,406

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 PROPRT						
1442/2630	7/14/2021	WD	U	I	11	100
GRANTOR: 1885 LLLP						
GRANTEE: TESTAMENTARY RESIDU						

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	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	
TOTALS																47,661	

LAND DESCRIPTION														TOTAL OB/XF										
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		CI	140.00	0.00	44,086.00	SF		1.00	1.00	1.65	16.00	26.40	1,163,870							