COMM SE COR OF SW1/4, RUN W 1197
441.86 FT S 83 DG E 128.88 FT, N
FT TO S R/W US-HWY 90 FOR POB, S

THOUSAND OAKS REAL ESTATE DEVELOPMENT LLC
C/O CAPTAIN D'S LLC (K.E. ANDR, 2424 RIDGE RD
ROCKWALL, TX 75087

2027

36-3S-16-02617-005

BUILDING CHARACTERISTICS

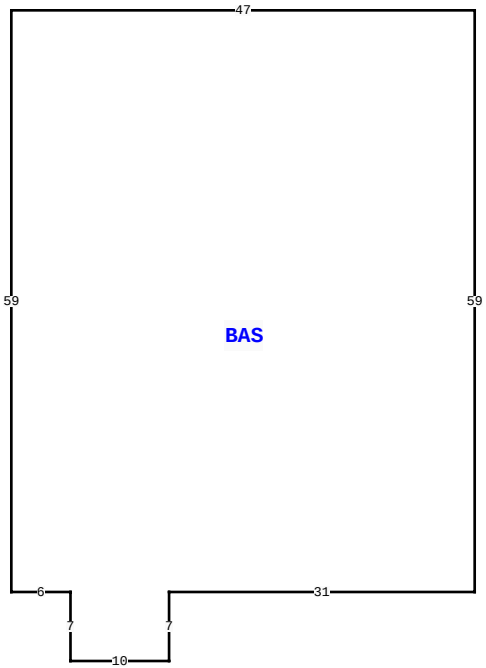
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
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	2,843	100		2,843	327,670
TOTALS	2,843			2,843	327,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	2,843	134.7029	123.93	352,333	2016	2016	0	0	0	7.00	93.00

1 RES F/FOOD 0% - 0 Heated Area: 2843 HX Base Yr



2404 W US HIGHWAY 90 , 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	0260	PAVEMENT-A	0	0	0	0	11,062.00	UT	1.60	1.60	100	2016	2016	3	100	17,699	
2	0166	CONC,PAVMT	0	0	0	0	611.00	UT	2.00	2.00	100	2016	2016	3	100	1,222	
3	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2016	2016	3	100	3,000	
4	0164	CONC BIN	0	0	16	12	192.00	UT	11.00	11.00	100	2016	2016	3	100	2,112	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	327,670
TOTAL MARKET OB/XF VALUE	24,333
TOTAL LAND VALUE - MARKET	435,600
TOTAL MARKET VALUE	787,603
SOH/AGL Deduction	0
ASSESSED VALUE	787,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	787,603
TOTAL JUST VALUE	787,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	787,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-0774	COMMERCIAL	0	08/29/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/0179	3/08/2017	WD	U	I	37	1,660,000
GRANTOR: HULL 2000 LLLP & NELS						
GRANTEE: THOUSAND OAKS REAL						
1333/0176	3/07/2017	WD	U	I	11	100
GRANTOR: LAKE CITY PLACE LP						
GRANTEE: HULL 2000 LLLP & NE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S59 E6 S7 E10 N7 E31 N59$.

LAND DESCRIPTION

TOTAL OB/XF 24,333

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			0.00	0.00	21,780.00	SF		1.00	1.00	1.25	16.00	20.00	435,600							

REVIEW DATE 04/23/2024 BY TP Total Acres: 0.50 Total Land Value: 435,600 Market: 0 Agricultural: 0 Common: 435,600 PRINTED 11/16/2026 BY SYS