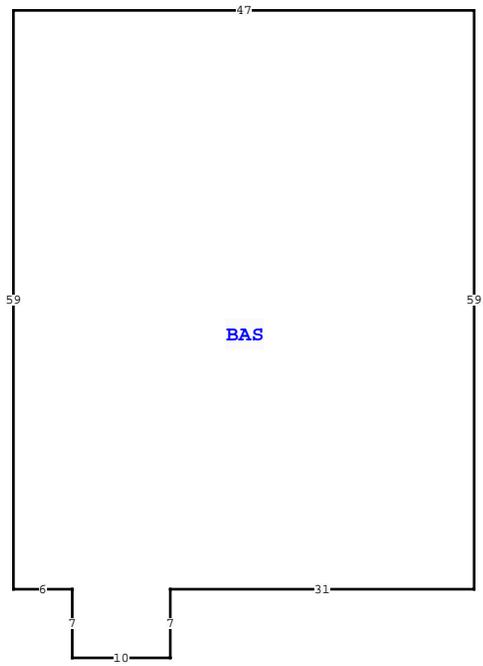




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	21	STONE	20
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	50
Interior Wall	08	DECORATIVE	50
Interior Floor	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	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
BAS	2,843	100	
TOTALS	2,843		338,352

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%	- 0									Heated Area: 2843 HX Base Yr	



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			338,352
TOTAL MARKET OB/XF VALUE			24,333
TOTAL LAND VALUE - MARKET			408,375
TOTAL MARKET VALUE			771,060
SOH/AGL Deduction			0
ASSESSED VALUE			771,060
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			771,060
TOTAL JUST VALUE			771,060
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			763,901

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	I	37	1,660,000
GRANTOR: HULL 2000 LLLP & NELS						
GRANTEE: THOUSAND OAKS REAL						
1333/0176	3/07/2017	WD U	I	I	11	100
GRANTOR: LAKE CITY PLACE LP						
GRANTEE: HULL 2000 LLLP & NE						

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	11,062.00	UT	1.60	1.60	100	2016	2016	3	100	17,699	
2	0166	CONC, PAVMT	0	0	0	611.00	UT	2.00	2.00	100	2016	2016	3	100	1,222	
3	0253	LIGHTING	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	100	2016	2016	3	100	2,112	
5	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	300	

TOTAL OB/XF										24,333						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
						04/08/2024	MLU									

BUILDING NOTES

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

LAND DESCRIPTION										TOTAL OB/XF										24,333									
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			0.00	0.00	21,780.00	SF		1.00	1.00	1.25	15.00	18.75	408,375												