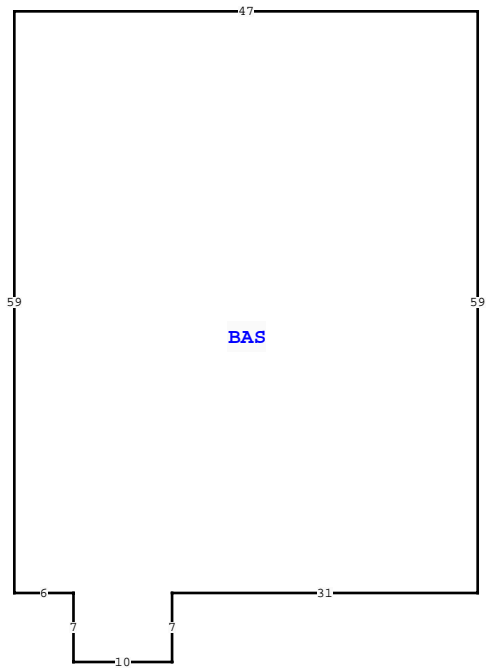


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|-----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 80 |
| Exterior Wall | 21 | STONE | 20 |
| Roof Structure | 09 | RIDGE FRME | 100 |
| Roof Cover | 04 | BUILT-UP | 100 |
| 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 | | |

| 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 | | | 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 | | | 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 | 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 | | | | | | |

| EXTRA FEATURES | | | | | | | | | |
|----------------|------------|-------------|---------|---|----|-----------|----|----------|----------------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE |
| 1 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 11,062.00 | UT | 1.60 | 1.60 |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 611.00 | UT | 2.00 | 2.00 |
| 3 | 0253 | LIGHTING | 0 | 0 | 0 | 2.00 | UT | 1,500.00 | 1,500.00 |
| 4 | 0164 | CONC BIN | 0 | 0 | 16 | 192.00 | UT | 11.00 | 11.00 |
| 5 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 |

| TOTAL OB/XF | | | | | | | | | | | | | |
|-------------|---------|----------|------------|-----------|---------|-----|--|--|--|--|--|--|--|
| 24,333 | | | | | | | | | | | | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | |
| | | | 05/11/2026 | | | MLU | | | | | | | |

| BUILDING NOTES |
|----------------|
| |

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

| 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 |
| 1 | 2100 | C | RESTAURANT | 0 | | | 0.00 | 0.00 | 21,780.00 | SF | | 1.00 | 1.00 | 1.25 | 16.00 | 20.00 |