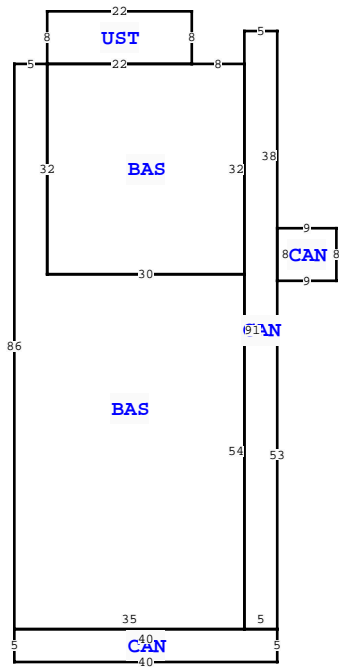




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	11	BD/BTN	AVG 50		
Exterior Wall	19	COMMON	BRK 50		
Roof Structure	04	WOOD TRUSS	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	04	PLYWOOD	100		
Interior Floor	14	CARPET	70		
Interior Floor	08	SHT VINYL	30		
Ceiling	02	F.NOT SUS	100		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures		11	100		
Frame	02	WOOD FRAME	100		
Story Height		12	100		
RMS		3	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	02	02	100		
Quality	03	03			
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	960	100		960	28,291
BAS	2,050	100		2,050	60,414
CAN	72	30		22	649
CAN	200	30		60	1,768
CAN	455	30		136	4,008
UST	176	40		70	2,063
TOTALS	3,913			3,298	97,192

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RESTAURANT	0%	- 0		Heated Area: 3010					HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	332,221		
TOTAL MARKET OB/XF VALUE	17,608		
TOTAL LAND VALUE - MARKET	1,008,000		
TOTAL MARKET VALUE	1,357,829		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,357,829		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,357,829		
TOTAL JUST VALUE	1,357,829		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,294,829		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052788	Signs - New or Ex	25,000	04/02/2025
34406	MAINT/ALTR	70	09/01/2016
31232	REMODEL	220	07/08/2013
29130	MAINT/ALTR	35	01/18/2011
25979	REMODEL	475	07/03/2007
25365	REMODEL	325	01/04/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1153/1888	6/18/2008	QC	Q	I	01	100

GRANTOR: BRETT & FLORENCE WATT
GRANTEE: OLUSTEE CENTRE LLC

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	23,635.00	UT	0.72	0.72	75	0	0	3	75	12,763	
2	0166	CONC, PAVMT	0	0	0	0	448.00	UT	1.50	1.50	90	0	0	3	90	605	
3	0070	CARPORT UF	0	0	20	20	800.00	UT	3.50	3.50	80	0	0	3	80	2,240	
4	0169	FENCE/WOOD	0	0	5	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
6	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

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

BUILDING NOTES	

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	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	200.00	315.00	63,000.00	SF		1.00	1.00	1.00	16.00	16.00	1,008,000							

BUILDING DIMENSIONS	
BAS= W5 S86 CAN= S5 E40 N5 W40\$ E35 CAN= E5 N53 CAN= E9 N8 W9 S8\$ N38 W5 S91\$ N54 BAS= N32 W8 UST= N8 W22 S8 E22\$ W22 S32 E30\$ W30N32\$.	

