COMM 1130.89 FT E OF SW COR FOR 664.99 FT, RUN E 200 FT, S 640.8 FT TO POB, BEING IN S1/2 OF SW1/

2494 LHM LLC
2494 W US HIGHWAY 90
LAKE CITY, FL 32055

2027

36-3S-16-02618-000

BUILDING CHARACTERISTICS

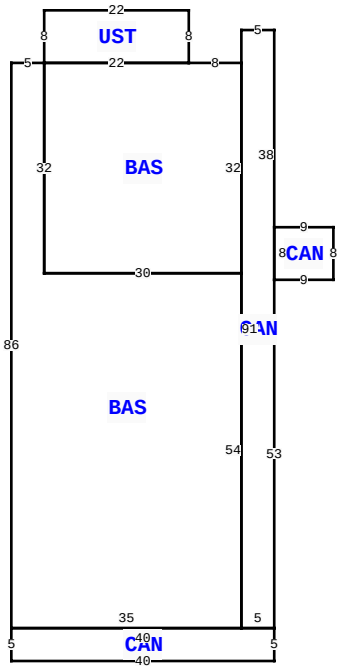
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	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
5600	04	3,298	76.5405	58.94	194,384	1979	1979	0	0	0	50.00	50.00

1 RESTAURANT 0% - 0 Heated Area: 3010 HX Base Yr



2494 W US HIGHWAY 90 , LAKE CITY

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

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	
PREVIOUS YEAR MKT VALUE	1,357,829

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
1575/2478	8/18/2026	WD	Q	I	01	1,650,000
GRANTOR: OLUSTEE CENTRE LLC						
GRANTEE: 2494 LHM LLC						
1153/1888	6/18/2008	QC	Q	I	01	100
GRANTOR: BRETT & FLORENCE WATT						
GRANTEE: OLUSTEE CENTRE LLC						

BUILDING NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 17,608

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

REVIEW DATE 07/11/2023 BY KS Total Acres: 1.45 Total Land Value: 1,008,000 Market: 0 Agricultural: 0 Common: 1,008,000 PRINTED 11/16/2026 BY SYS

COMM 1130.89 FT E OF SW COR FOR 664.99 FT, RUN E 200 FT, S 640.8 FT TO POB, BEING IN S1/2 OF SW1/

2494 LHM LLC
2494 W US HIGHWAY 90
LAKE CITY, FL 32055

2027

36-3S-16-02618-000

BUILDING CHARACTERISTICS

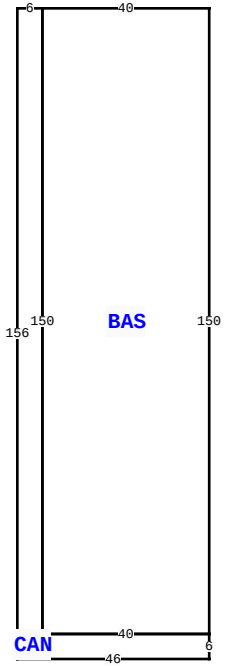
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	25	MOD METAL 50
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		11 100
Frame	05	STEEL 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
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	6,000	100		6,000	221,970
CAN	1,176	30		353	13,059
TOTALS	7,176			6,353	235,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	6,353	99.9900	73.99	470,058	1985	1985	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 0 Heated Area: 6000 HX Base Yr



2494 W US HIGHWAY 90 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 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	
PREVIOUS YEAR MKT VALUE	1,357,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/2478	8/18/2026	WD	Q	I	01	1,650,000
GRANTOR: OLUSTEE CENTRE LLC						
GRANTEE: 2494 LHM LLC						
1153/1888	6/18/2008	QC	Q	I	01	100
GRANTOR: BRETT & FLORENCE WATT						
GRANTEE: OLUSTEE CENTRE LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 CAN= W6 S156 E46 N6W40N150$ S150 E40 N150$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/11/2023 BY KS Total Acres: 1.45 Total Land Value: 1,008,000 Market: 0 Agricultural: 0 Common: 1,008,000 PRINTED 11/16/2026 BY SYS