

COMM SE COR OF W1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W US-90
RUN W ALONG N R/W 655.91 FT

VALENSIN FAMILY TRUST
409 PRITCHARD LN
BROCK, TX 76087-9526

2022

36-3S-16-02611-005



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	17	MSNRY STUC 100	5700	04	3,747	122.6112	93.18	349,145	1988	2000	0	0	25.00	75.00															
Roof Structur	09	RIDGE FRME 100	1 RES F/FOOD - 0% - 0													HX Base Yr													
Roof Cover	04	BUILT-UP 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 70																											
Interior Floo	06	VINYL ASB 30																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	04	ROOF TOP 100																											
Heating Type	09	ENG F AIR 100																											
Fixtures	12	100																											
Frame	03	MASONRY 100																											
Story Height	12	100																											
RMS	3	100																											
Stories	1.	1. 100																											
Units	0	100																											
Condition Adj	03	03 100																											
Quality	07	07																											
DOR CODE	2100		RESTAURANT/CAFE																										
MAP NUM			MKT AREA													06													
NEIGHBORHOOD	36316.00		1.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,606	100	1,606	112,235																									
BAS	2,017	100	2,017	140,958																									
CAN	55	30	16	1,118																									
CAN	172	30	52	3,634																									
UDU	140	40	56	3,914																									
TOTALS	3,990		3,747	261,859																									
EXTRA FEATURES															2609 W US HIGHWAY 90 , LAKE CITY														
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	1.00	UT	24,520.00	24,520.00	100	0	0	3	100	24,520													
2	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	1993	1993	3	100	4,000													
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500													
4	0164	CONC BIN	0	0	10	13	130.00	UT	7.50	7.50	100	0	0	3	100	975													
TOTAL OB/XF 30,995																													
L N	USE CODE	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	RESTAURANT	0		CI	0.00	0.00	55,028.00	SF		1.00	1.00	1.75	10.00	17.50	962,990													
REVIEW DATE 11/05/2018 BY KRBC Total Acres: 1.26 Total Land Value: 962,990 Market: 0 Agricultural: 0 Common: 962,990 PRINTED 03/03/2022																													

Diagram showing building layout with dimensions and labels: BAS, CAN, UDU, 14, 10, 11, 33, 36, 47, 53, 28, 32, 24, 20, 4, 11, 15.

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1243/2684	10/31/2012	WD	U	I	30	1,600,000

GRANTOR: SPARDEE'S REALTY INC
GRANTEE: RANDY GRANT VALENSI
0638/0037 11/25/1987 WD Q V 250,000
GRANTOR: COLE RICHARD C
GRANTEE: SPARTAN RESTAURANTS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S36 W5 CAN= W5 S11 E5 N11\$ S11 E5 BAS= S8 S6 S24 E29
CAN= E15 N32 W4 S28W11 S4\$ N4 E11 N28 E4 N53 W11 S47 W33\$E33
N47\$ PTR= E20 UDU= E10 N14 W10 S14\$ W20\$.