

S DIV: LOTS 5, 6 & 7 EX BEG SW C
NE 130 FT TO ST R/W, SE 8.63 FT,
NW 7.40 FT TO POB.(BLK 2 BAKER H

WAFFLE HOUSE INC
P O BOX 6450
NORCROSS, GA 30091

2026

00-00-00-13900-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100

Quality	05	05
DOR CODE	2100 RESTAURANT/CAFE	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100		1,640	165,722
CAN	240	30		72	7,276
TOTALS	1,880			1,712	172,998

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	1,712	116.8440	107.50	184,040	2017	2017	0	0	0	6.00	94.00
2 RES F/FOOD 0% - 0												
Heated Area: 1640												
HX Base Yr												

24

35

4

75

6

20

40

40

BAS

CAN

348 SW BAYA DR, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
04/10/2025 MLU												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	2100	C	RESTAURANT	0		CG	0.00	0.00	28,350.00	SF		1.00
2	0000	C	VAC RES	0			0.00	0.00	2.62	AC		1.00
TOTAL OB/XF 43,065												
ADJ UNIT PRICE												
LAND VALUE												
OTHER ADJUSTMENTS AND NOTES												
YEAR												
DENSITY												
DECL												
FRZ												
YR												
CONSRV												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		172,998	
TOTAL MARKET OB/XF VALUE		43,065	
TOTAL LAND VALUE - MARKET		153,775	
TOTAL MARKET VALUE		369,838	
SOH/AGL Deduction		0	
ASSESSED VALUE		369,838	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		369,838	
TOTAL JUST VALUE		369,838	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		371,678	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-0497	COMMERCIAL	0	08/17/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1319/1177	7/22/2016	WD	Q	I	01	200,000
GRANTOR: HALEY E GUERRY & ETAL						
GRANTEE: WAFFLE HOUSE INC						
1319/1174	6/27/2016	QC	U	I	11	100
GRANTOR: JUSTIN M NELSON						
GRANTEE: WAFFLE HOUSE INC						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W24 S35 CAN= W2 S40 E6 N40 W4\$ E4 S40 E20 N75\$.												