

COMM AT PT OF INTERS OF W LINE
OF SEC & N R/W US-90, RUN E'LY
R/W 329.50 FT FOR POB, RUN N

WAFFLE HOUSE INC
P O BOX 6450, ATTN TAX DEPT
NORCROSS, GA 30091

2026

35-3S-16-02529-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL 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	7	100
Frame	02	WOOD FRAME 100
Story Height	12	100
RMS	2	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	35316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	17,255
BAS	1,357	100		1,357	73,170
CAN	325	30		98	5,284

TOTALS	2,002			1,775	95,708
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0260	PAVEMENT-A	0	0	0	0	12,240.00	UT	0.90
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00
5	0253	LIGHTING	0	0	0	0	3.00	UT	500.00
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	2100	C	RESTAURANT	0		CG	80.00	210.00	16,988.40

REVIEW DATE	07/12/2023	BY	JB
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
5700	04	1,775	117.2220	107.84	191,416	1989	1989	0	0	0	50.00	50.00	
1 RES F/FOOD 0% - 0													
Heated Area: 1677													
HX Base Yr													

3639 W US HIGHWAY 90 , LAKE CITY	BLD DATE	LGL DATE	04/08/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	12,240.00	UT	0.90	0.90	100	0	0	3	100	11,016	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0253	LIGHTING	0	0	0	0	3.00	UT	500.00	500.00	100	1993	1993	3	100	1,500	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

TOTAL OB/XF										13,716							
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	LAND VALUE
1	2100	C	RESTAURANT	0		CG	80.00	210.00	16,988.40	SF		1.00	1.00	1.15	15.00	17.25	293,050

Total Acres: 0.39	Total Land Value: 293,050	Market: 0	Agricultural: 0	Common: 293,050
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1				1
VALUATION SUMMARY														

VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		95,708	
TOTAL MARKET OB/XF VALUE		13,716	
TOTAL LAND VALUE - MARKET		293,050	
TOTAL MARKET VALUE		402,474	
SOH/AGL Deduction		0	
ASSESSED VALUE		402,474	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		402,474	
TOTAL JUST VALUE		402,474	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		402,474	

SALE:1:1: .39 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17-0467	REMODEL	0	05/11/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0685/0038	5/08/1989	WD	Q	V		120,000	

GRANTOR: HOLIDAY INN
GRANTEE: WAFFLE HOUSE

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W25 BAS= W40 S8 E40 N8S8 W40 N8 W10 S23 CAN= S7 E44N8 W19 S2 W11 N2 W9 S1 W5\$ E5 N1 E9 S2 E11 N2 E19 E31 N22\$.									