BEG AT A PT ON N R/W US-90 330 F
OFW1/2 OF SEC, RUN W'LY 60 FT FO
ALONG R/W 138.31 FT, N 300 FT, E

N S KARALY HOLDINGS LLC
2263 EASTGATE DR
HIAWASSEE, GA 30546

2026

35-3S-16-02545-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

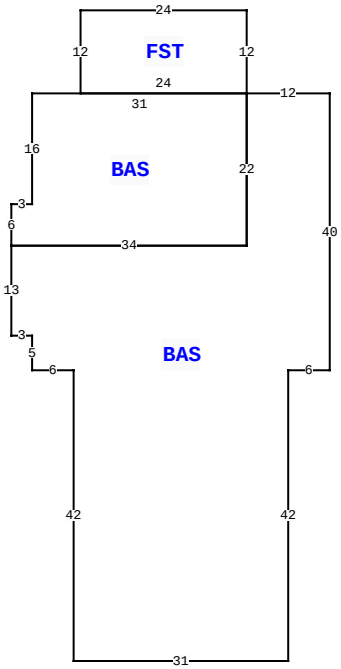
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
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	700	100		700	73,775
BAS	2,379	100		2,379	250,730
FST	288	50		144	15,176
TOTALS	3,367			3,223	339,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	3,223	133.2115	122.55	394,979	1984	2010	0	0	0	14.00	86.00

1 RES F/FOOD 0% - 2023 Heated Area: 3079 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2024 MLU
INC DATE		AG DATE	

3289 W US HIGHWAY 90 , LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	339,682
TOTAL MARKET OB/XF VALUE	17,130
TOTAL LAND VALUE - MARKET	989,888
TOTAL MARKET VALUE	1,346,700
SOH/AGL Deduction	0
ASSESSED VALUE	1,346,700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,346,700
TOTAL JUST VALUE	1,346,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,350,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046706	Electrical Servic	150	03/09/2023
39777	COMMERCIAL	0	05/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/2357	9/16/2022	WD	U	I	11	100
GRANTOR: KAVEPS LAKE CITY LLC						
GRANTEE: N S KARALY HOLDINGS						
1464/1858	4/11/2022	WD	U	I	37	2,150,000
GRANTOR: KAVEPS LAKE CITY LLC						
GRANTEE: N S KARALY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FST= N12 W24 S12 E24$ BAS= W31 S16 W3 S6 E34 N22$ S22 W34 S13 E3 S5 E6 S42 E31 N42 E6 N40$.

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	0166	CONC,PAVMT	0	0	0	0	18.00	UT	15.00	15.00	100	1993	1993	3	100	270	
2	0166	CONC,PAVMT	0	0	4	200	800.00	UT	1.50	1.50	100	1993	1993	3	100	1,200	
3	0260	PAVEMENT-A	0	0	0	0	15,100.00	UT	0.90	0.90	80	1993	1993	3	80	10,872	
4	0164	CONC BIN	0	0	12	12	144.00	UT	12.00	12.00	100	2008	2008	3	100	1,728	
5	0253	LIGHTING	0	0	0	0	3.00	UT	800.00	800.00	100	1993	1993	3	100	2,400	
6	0296	SHED METAL	0	0	6	10	60.00	UT	11.00	11.00	100	2008	2008	3	100	660	

LAND DESCRIPTION

TOTAL OB/XF 17,130

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		CHI	138.00	300.00	43,995.00	SF		1.00	1.00	1.50	15.00	22.50	989,888							

REVIEW DATE 04/19/2024 BY TP Total Acres: 1.01 Total Land Value: 989,888 Market: 0 Agricultural: 0 Common: 989,888 PRINTED 11/14/2025 BY SYS