

DDBSJ, LLC
369 TOCCOA PL
JONESBORO, GA 30236

35-3S-16-02564-000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1709

MSNRY STUC 100
RIDGE FRME 100

Roof Cover
Roof Cover

0414

BUILT-UP 80
PREFIN MT 20

Interior Wall
Interior Floo

0513

DRYWALL 100
LAM/VNLPLK 100

Interior Floo
Ceiling

0001

N/A 0
FIN.SUSPD 100

Air Condition
Heating Type
Fixtures

0609

ENG CENTRL 100
ENG F AIR 100
14 100

Frame
Story Height
RMS

03

MASONRY 100
12 100
5 100

Stories
Units
Condition Adj

1.03

1. 100
N/A 100
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

3,702

100

3,702

355,676

CAN

84

30

25

2,402

TOTALS

3,786

3,727

358,078

EXTRA FEATURES

3322 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

00

00

00

1.00

UT

0.00

0.00

100

0

0

3

100

1,500

2

0166

CONC, PAVMT

00

00

00

1.00

UT

0.00

0.00

100

0

0

3

100

500

3

0260

PAVEMENT - A

00

00

00

22,513.00

UT

1.60

1.60

100

2021

2020

100

36,021

4

0166

CONC, PAVMT

00

00

00

1,725.00

UT

2.00

2.00

100

2021

2020

100

3,450

5

0296

SHED METAL

00

00

1010

100.00

UT

9.00

9.00

100

2021

2020

100

900

6

0253

LIGHTING

00

00

00

6.00

UT

1,500.00

1,500.00

100

2021

2020

100

9,000

7

0164

CONC BIN

00

00

2013

260.00

UT

11.00

11.00

100

2021

2020

100

2,860

LAND DESCRIPTION

TOTAL OB/XF

54,231

L N

USE CODE

CLS

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

C

RESTAURANT

0

CG

0.00

0.00

46,866.00

SF

1.00

1.00

1.00

15.00

15.00

702,990

2

1000

C

VACANT COMME

0

CG

0.00

0.00

38,500.00

SF

1.00

1.00

1.00

10.00

10.00

385,000

3

1000

C

VACANT COMME

0

CG

0.00

0.00

17,000.00

SF

1.00

1.00

0.50

10.00

5.00

85,000

REVIEW DATE

07/12/2023

BY

JB

Total Acres:

2.35

Total Land Value:

1,172,990

Market:

0

Agricultural:

0

Common:

1,172,990

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDDOR CODEMAP NUMNEIGHBORHOOD/LOC

5600043,727129.9778100.08372,998202020200004.0096.002100RESTAURANT/CAFEMKT AREAMKT AREA0635316.001.00/

3322 W US HIGHWAY 90 , LAKE CITY

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

04/09/2024MLU

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 1Tax Dist:BUILDING MARKET VALUE358,078TOTAL MARKET OB/XF VALUE54,231TOTAL LAND VALUE - MARKET1,172,990TOTAL MARKET VALUE1,585,299SOH/AGL Deduction0ASSESSED VALUE1,585,299TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE1,585,299TOTAL JUST VALUE1,585,299NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE1,589,029

BUILDING DIMENSIONS

BAS=[ORIG=0,0] S53 E21 S7 E14 N7 E33 N53 W68 \$CAN=[ORIG=21,60] E14 S6 W14 N6 \$.