

COMM AT INTERS OF N R/W OF US-90
OF BROOKSIDE S/D, RUN E ALONG N
150 FT FOR POB, RUN N 250 FT, E

WAFFLE HOUSE INC
5986 FINANCIAL DRIVE, P O BOX 6450
NORCROSS, GA 30071

2026

35-3S-16-02585-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 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	10	100
Frame	02	WOOD FRAME 100
Story Height	10	100
RMS	3	100
Stories	1.	1. 100
Units	0	100
Condition Adj	03	03 100

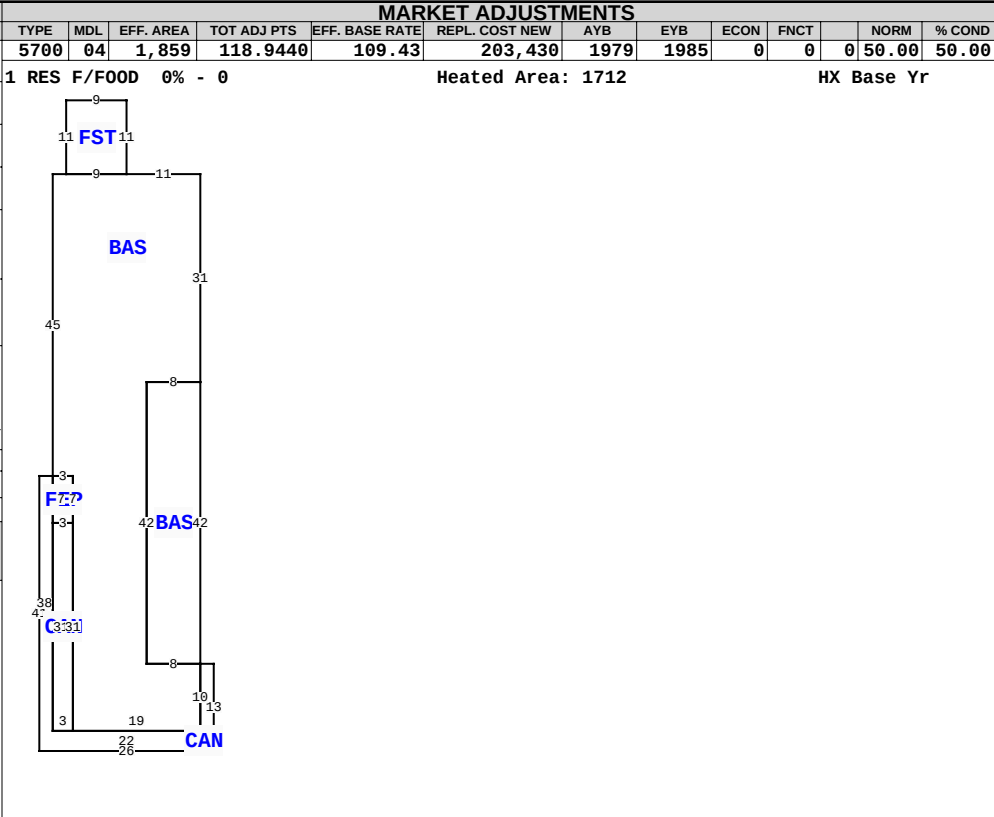
Quality	05	05
DOR CODE	2100	RESTAURANT/CAFE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	18,384
BAS	1,376	100		1,376	75,288
CAN	93	30		28	1,532
CAN	174	30		52	2,845
FEP	21	80		17	930
FST	99	50		50	2,736

TOTALS	2,099			1,859	101,715
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0164	CONC BIN	0	0	24	12	288.00	UT	12.00
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00
4	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00

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	75.00	250.00	18,750.00



2963 W US HIGHWAY 90	, LAKE CITY
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
15,456									

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1	2								

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	101,715
TOTAL MARKET OB/XF VALUE	15,456
TOTAL LAND VALUE - MARKET	365,625
TOTAL MARKET VALUE	482,796
SOH/AGL Deduction	0
ASSESSED VALUE	482,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	482,796
TOTAL JUST VALUE	482,796
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	482,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051442	Remodel	50,000	11/07/2024
000044619	Remodel	25,000	06/06/2022
025053	REMODEL	530	09/28/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W11 FST= N11 W9 S11 E9\$ W9 W2 S45 CAN= W2 S41 E26 N13 W2 S10 W22 N38\$ FEP= S7 E3 N7 W3\$ E3 S7 CAN= W3 S31 E3 N31\$ S31E19 N10 BAS= N42 W8 S42 E8\$ W8 N42 E8 N31\$.									