

COMM SW COR OF E1/2 OF LOT 9 BLO  
HEIGHTS S/D, SE ALONG NE R/W BAY  
FOR POB, NE 15.62 FT, N 44.69 FT

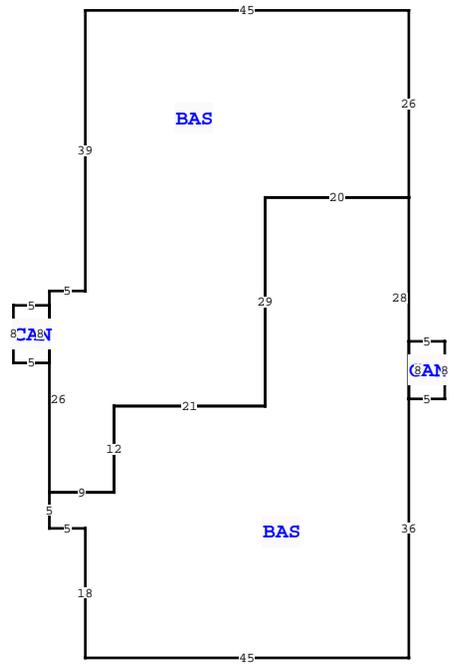
LYON INVESTMENTS COMPANY LLC  
P O BOX 1499  
DOUGLAS, GA 31534

**2026**

00-00-00-13892-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	08	DECORATIVE	100
Interior Floo	15	HARDTILE	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		13	100
Frame	03	MASONRY	100
Story Height		10	100
RMS		6	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	08	08	
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
BAS	2,083	100	
BAS	2,132	100	
CAN	40	30	
CAN	40	30	
TOTALS	4,295		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	RES F/FOOD	0%	- 2024	142.95	605,965	2000	2000	0	0	33.00	67.00	
Heated Area: 4215 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		405,997
TOTAL MARKET OB/XF VALUE		29,503
TOTAL LAND VALUE - MARKET		280,502
TOTAL MARKET VALUE		716,002
SOH/AGL Deduction		0
ASSESSED VALUE		716,002
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		716,002
TOTAL JUST VALUE		716,002
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		714,929

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1724	COMMERCIAL	1,212	01/19/2000
1597	DEMOLISH	25	07/22/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/913	8/30/2023	WD	U	I	35	1,131,700

GRANTOR: HELMS FOOD SERVICE  
GRANTEE: LYON INVESTMENTS CO  
0636/0610 10/26/1987 WD Q I 81,600  
GRANTOR: GOODWIN ETHEL W  
GRANTEE: WHEELER JOSEPH C &

EXTRA FEATURES																	
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	17,370.00	UT	1.10	1.10	100	2000	2000	3	100	19,107	
2	0166	CONC, PAVMT	0	0	0	0	2,414.00	UT	1.50	1.50	100	2000	2000	3	100	3,621	
3	0253	LIGHTING	0	0	0	0	4.00	UT	800.00	800.00	100	2000	2000	3	100	3,200	
4	0253	LIGHTING	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	100	2,000	
5	0164	CONC BIN	0	0	21	10	210.00	UT	7.50	7.50	100	2000	2000	3	100	1,575	

313 SW BAYA DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024
INC DATE		AG DATE	MLU

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= N26 W45 S39 W5 S2 CAN= W5 S8 E5 N8\$ S26 E9 N12 E21 N29 E20\$ BAS= W20 S29 W21 S12 W9 S5 E5 S18 E45 N36 CAN= E5 N8 W5 S8\$ N28\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	2100	C	RESTAURANT	0		00	0.00	0.00	38,690.00	SF		1.00	1.00	1.00	7.25	7.25	280,502								