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

2027

00-00-00-13892-000

BUILDING CHARACTERISTICS

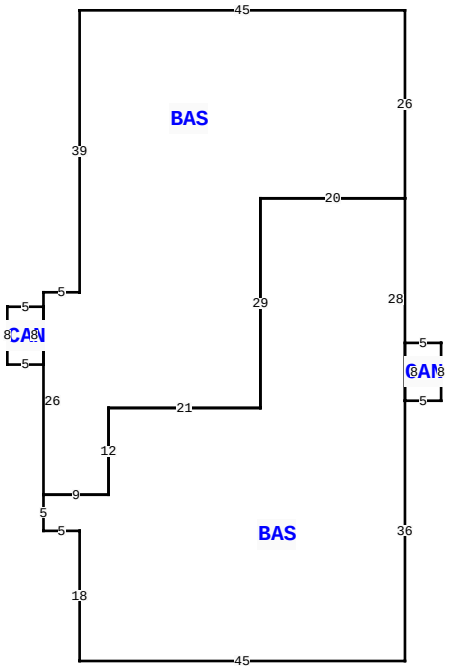
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	15	HARDTILE 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,083	100		2,083	193,209
BAS	2,132	100		2,132	197,753
CAN	40	30		12	1,113
CAN	40	30		12	1,113
TOTALS	4,295			4,239	393,187

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	4,239	150.4768	138.44	586,847	2000	2000	0	0	0	33.00	67.00

2 RES F/FOOD 0% - 2024 Heated Area: 4215 HX Base Yr



313 SW BAYA DR, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	393,187
TOTAL MARKET OB/XF VALUE	29,503
TOTAL LAND VALUE - MARKET	319,192
TOTAL MARKET VALUE	741,882
SOH/AGL Deduction	0
ASSESSED VALUE	741,882
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	741,882
TOTAL JUST VALUE	741,882
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	741,882

LAND:1:1: DOUBLE ACCESS

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 &						

BUILDING NOTES

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 29,503

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		00	0.00	0.00	38,690.00	SF		1.00	1.00	1.00	8.25	8.25	319,192							

REVIEW DATE 10/12/2023 BY ME Total Acres: 0.89 Total Land Value: 319,192 Market: 0 Agricultural: 0 Common: 319,192 PRINTED 11/16/2026 BY SYS