

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																					
Heated Area: 4215						HX Base Yr																		
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/11/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/11/2026	MLU
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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		714,929	
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 &						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	0	17,370.00	UT	1.10	1.10	100	2000
2	0166	CONC, PAVMT	0	0	0	0	2,414.00	UT	1.50	1.50	100	2000
3	0253	LIGHTING	0	0	0	0	4.00	UT	800.00	800.00	100	2000
4	0253	LIGHTING	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2000
5	0164	CONC BIN	0	0	21	10	210.00	UT	7.50	7.50	100	2000

BUILDING NOTES			
313 SW BAYA DR, LAKE CITY			

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	8.25	8.25	319,192								