

S DIV: LOTS 5, 6 & 7 EX BEG SW C  
NE 130 FT TO ST R/W, SE 8.63 FT,  
NW 7.40 FT TO POB.(BLK 2 BAKER H

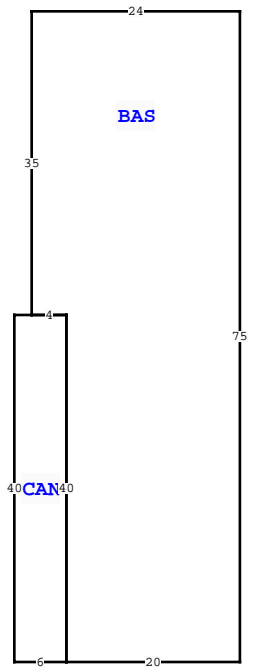
WAFFLE HOUSE INC  
P O BOX 6450  
NORCROSS, GA 30091

**2026**

00-00-00-13900-000

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	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		5	100
Frame	02	WOOD FRAME	100
Story Height		12	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	870317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,640	100	
CAN	240	30	
TOTALS	1,880		

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% - 0										Heated Area: 1640 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			172,998
TOTAL MARKET OB/XF VALUE			43,065
TOTAL LAND VALUE - MARKET			182,125
TOTAL MARKET VALUE			398,188
SOH/AGL Deduction			0
ASSESSED VALUE			398,188
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			398,188
TOTAL JUST VALUE			398,188
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			371,678

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-0497	COMMERCIAL	0	08/17/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1319/1177	7/22/2016	WD	Q	I	01	200,000
GRANTOR: HALEY E GUERRY & ETAL						
GRANTEE: WAFFLE HOUSE INC						
1319/1174	6/27/2016	QC	U	I	11	100
GRANTOR: JUSTIN M NELSON						
GRANTEE: WAFFLE HOUSE INC						

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	0166	CONC,PAVMT	0	0	0	0	17,000.00	UT	2.25	2.25	100	2017	2017	3	100	38,250	
2	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	3,000	
3	0164	CONC BIN	0	0	15	11	165.00	UT	11.00	11.00	100	2017	2017	3	100	1,815	

TOTAL OB/XF													
348 SW BAYA DR, LAKE CITY													
43,065													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W24 S35 CAN= W2 S40 E6 N40 W4\$ E4 S40 E20 N75\$ .													

LAND DESCRIPTION																								
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		CG	0.00	0.00	28,350.00	SF		1.00	1.00	1.00	5.50	5.50	155,925							
2	0000	C	VAC RES	0			0.00	0.00	2.62	AC		1.00	1.00	1.00	10,000.00	10,000.00	26,200							