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

2027

00-00-00-13900-000

BUILDING CHARACTERISTICS

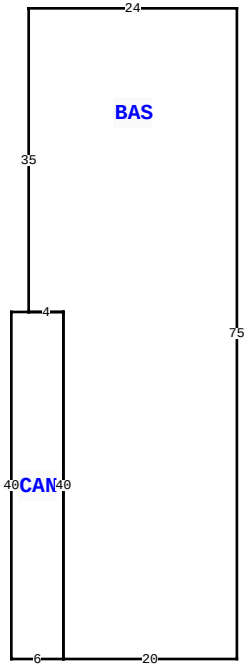
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100		1,640	165,722
CAN	240	30		72	7,276
TOTALS	1,880			1,712	172,998

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	1,712	116.8440	107.50	184,040	2017	2017	0	0	0	6.00	94.00

2 RES F/FOOD 0% - 0 Heated Area: 1640 HX Base Yr



348 SW BAYA DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

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	398,188

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S35 CAN= W2 S40 E6 N40 W4$ E4 S40 E20 N75$.

LAND DESCRIPTION

TOTAL OB/XF 43,065

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		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							

REVIEW DATE 11/14/2017 BY CP Total Acres: 3.27 Total Land Value: 182,125 Market: 0 Agricultural: 0 Common: 182,125 PRINTED 11/16/2026 BY SYS