COMM AT PT OF INTERS OF W LINE
OF SEC & N R/W US-90, RUN E'LY
R/W 329.50 FT FOR POB, RUN N

WAFFLE HOUSE INC
P O BOX 6450, ATTN TAX DEPT
NORCROSS, GA 30091

2027

35-3S-16-02529-001

BUILDING CHARACTERISTICS

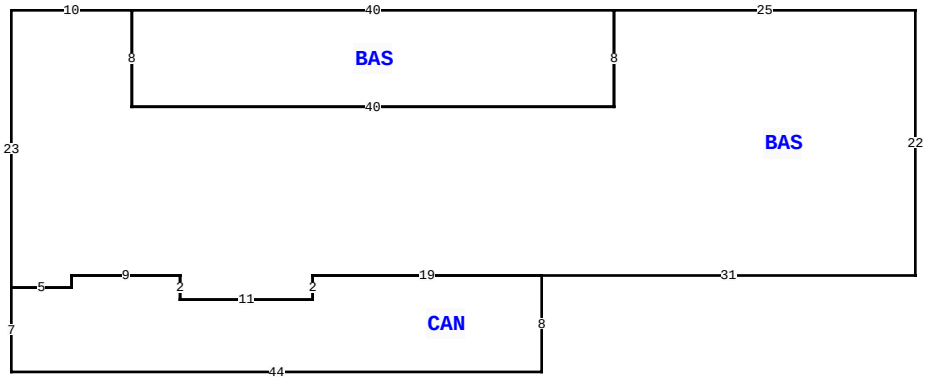
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		2 100
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	35316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	17,255
BAS	1,357	100		1,357	73,170
CAN	325	30		98	5,284
TOTALS	2,002			1,775	95,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	1,775	117.2220	107.84	191,416	1989	1989	0	0	0	50.00	50.00

1 RES F/FOOD 0% - 0 Heated Area: 1677 HX Base Yr



3639 W US HIGHWAY 90 , 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	0260	PAVEMENT-A	0	0	0	0	12,240.00	UT	0.90	0.90	100	0	0	3	100	11,016	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0253	LIGHTING	0	0	0	0	3.00	UT	500.00	500.00	100	1993	1993	3	100	1,500	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	95,708
TOTAL MARKET OB/XF VALUE	13,716
TOTAL LAND VALUE - MARKET	312,587
TOTAL MARKET VALUE	422,011
SOH/AGL Deduction	0
ASSESSED VALUE	422,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	422,011
TOTAL JUST VALUE	422,011
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,011

SALE:1:1: .39 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17-0467	REMODEL	0	05/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0685/0038	5/08/1989	WD	Q	V		120,000

GRANTOR: HOLIDAY INN

GRANTEE: WAFFLE HOUSE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 BAS= W40 S8 E40 N8$S8 W40 N8 W10 S23 CAN= S7 E44N8 W19 S2 W11 N2 W9 S1 W5$ E5 N1 E9 S2 E11 N2 E19 E31 N22$.

LAND DESCRIPTION

TOTAL OB/XF 13,716

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	80.00	210.00	16,988.40	SF		1.00	1.00	1.15	16.00	18.40	312,587							

REVIEW DATE 03/06/2026 BY JB Total Acres: 0.39 Total Land Value: 312,587 Market: 0 Agricultural: 0 Common: 312,587 PRINTED 11/17/2026 BY SYS