

COMM SE COR OF SW1/4, RUN W 458.
I-75, RUN N ALONG R/W 436.62 FT
510 FT, NE 56.78 FT TO S R/W US-

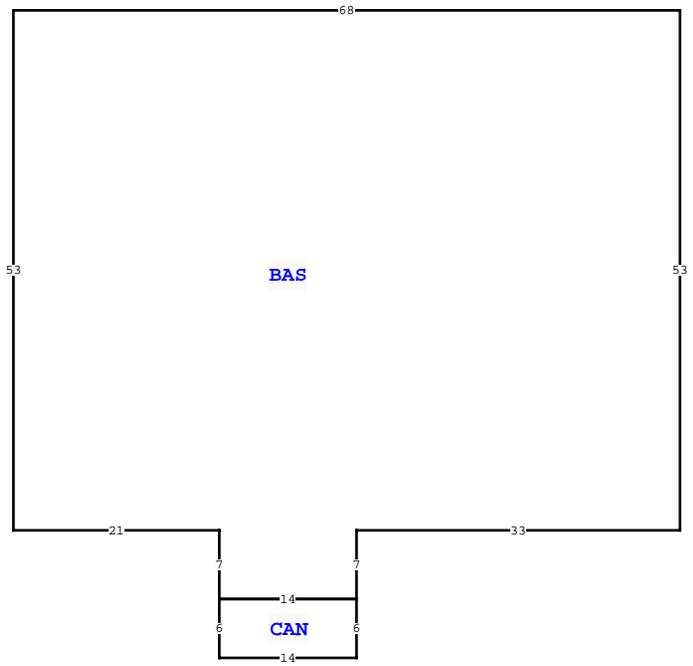
DDBSJ, LLC
369 TOCCOA PL
JONESBORO, GA 30236

2026

35-3S-16-02564-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 80
Roof Cover	14	PREFIN MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		5 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
7	RESTAURANT	0%	- 2024									Heated Area: 3702 HX Base Yr	



Quality	07	07			
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	3,702	100		3,702	369,537
CAN	84	30		25	2,496
TOTALS	3,786			3,727	372,032

3322 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024
INC DATE		AG DATE	MLU

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0260	PAVEMENT-A	0	0	0	0	22,513.00	UT	1.60	1.60	100	2021	2020		100	36,021	
4	0166	CONC, PAVMT	0	0	0	0	1,725.00	UT	2.00	2.00	100	2021	2020		100	3,450	
5	0296	SHED METAL	0	0	10	10	100.00	UT	9.00	9.00	100	2021	2020		100	900	
6	0253	LIGHTING	0	0	0	0	6.00	UT	1,500.00	1,500.00	100	2021	2020		100	9,000	
7	0164	CONC BIN	0	0	20	13	260.00	UT	11.00	11.00	100	2021	2020		100	2,860	

TOTAL OB/XF 54,231

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	46,866.00	SF		1.00	1.00	1.00	15.00	15.00	702,990							
2	1000	C	VACANT COMME	0		CG	0.00	0.00	38,500.00	SF		1.00	1.00	1.00	10.00	10.00	385,000							
3	1000	C	VACANT COMME	0		CG	0.00	0.00	17,000.00	SF		1.00	1.00	0.50	10.00	5.00	85,000							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		372,032	
TOTAL MARKET OB/XF VALUE		54,231	
TOTAL LAND VALUE - MARKET		1,172,990	
TOTAL MARKET VALUE		1,599,253	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,599,253	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,599,253	
TOTAL JUST VALUE		1,599,253	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,589,029	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-0442	DEMOLISH	50	08/19/2019
19-0443	COMMERCIAL	6,052	08/19/2019
2870	REMODEL	75	01/29/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1505/1316	12/26/2023	QC	U	I	11	100
GRANTOR: PATEL SAVITA						
GRANTEE: DDBSJ, LLC						
1263/0782	1/24/2013	QC	U	I	11	100
GRANTOR: BHAGU PATEL						
GRANTEE: SAVITA PATEL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] S53 E21 S7 E14 N7 E33 N53 W68 \$	
CAN=[ORIG=21,60] E14 S6 W14 N6 \$	