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

2027

35-3S-16-02564-000

BUILDING CHARACTERISTICS

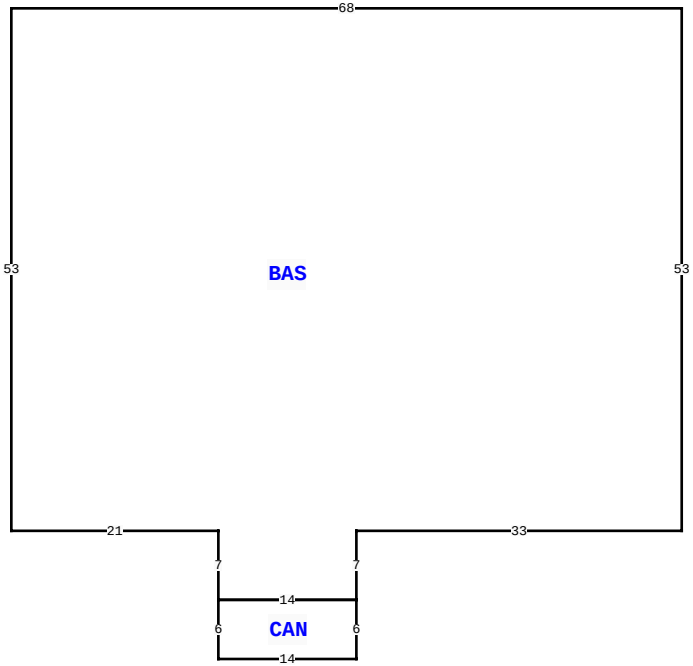
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 80
Roof Cover	14	PREFIN MT 20
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG 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
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	355,676
CAN	84	30		25	2,402
TOTALS	3,786			3,727	358,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	3,727	129.9778	100.08	372,998	2020	2020	0	0	0	4.00	96.00

7 RESTAURANT 0% - 2024 Heated Area: 3702 HX Base Yr



3322 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	358,078
TOTAL MARKET OB/XF VALUE	54,231
TOTAL LAND VALUE - MARKET	1,266,856
TOTAL MARKET VALUE	1,679,165
SOH/AGL Deduction	0
ASSESSED VALUE	1,679,165
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,679,165
TOTAL JUST VALUE	1,679,165
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,679,165

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 54,231

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	46,866.00	SF		1.00	1.00	1.00	16.00	16.00	749,856							
2	1000	C	VACANT COMME	0		CG	0.00	0.00	38,500.00	SF		1.00	1.00	1.00	11.00	11.00	423,500							
3	1000	C	VACANT COMME	0		CG	0.00	0.00	17,000.00	SF		1.00	1.00	0.50	11.00	5.50	93,500							

REVIEW DATE 03/19/2026 BY JB Total Acres: 2.35 Total Land Value: 1,266,856 Market: 0 Agricultural: 0 Common: 1,266,856 PRINTED 11/17/2026 BY SYS