

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-

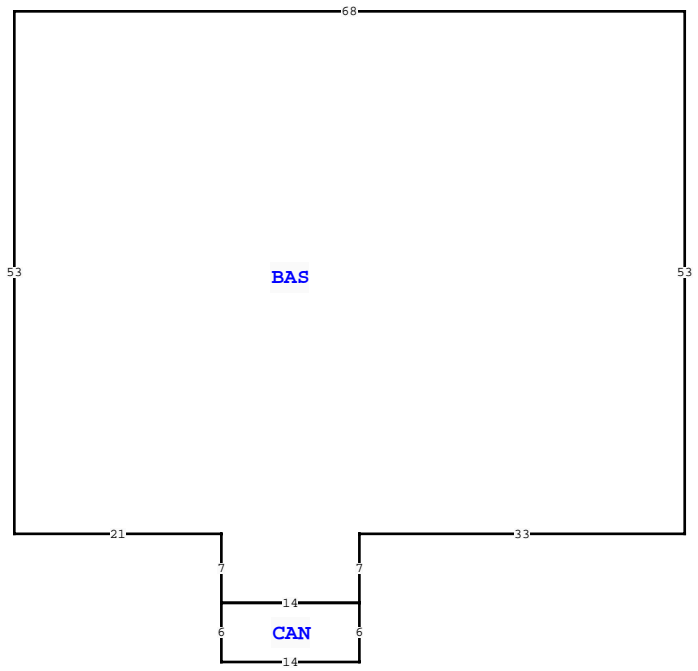
DDBSJ, LLC
369 TOCCOA PL
JONESBORO, GA 30236

2026

35-3S-16-02564-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	3,702	100	
CAN	84	30	
TOTALS	3,786		

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												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 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		1,589,029

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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0
3	0260	PAVEMENT-A	0	0	0	0	22,513.00	UT	1.60	1.60	100	2021
4	0166	CONC, PAVMT	0	0	0	0	1,725.00	UT	2.00	2.00	100	2021
5	0296	SHED METAL	0	0	10	10	100.00	UT	9.00	9.00	100	2021
6	0253	LIGHTING	0	0	0	0	6.00	UT	1,500.00	1,500.00	100	2021
7	0164	CONC BIN	0	0	20	13	260.00	UT	11.00	11.00	100	2021

TOTAL OB/XF												
54,231												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/11/2026			MLU						

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												
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	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								