THE E 105.50 FT OF THE W 134 FT
N 330 FT OF LOT 6 LAKE HARRIS FA

CEDAR RIVER PROPERTY LLC
2263 EAST GATE DR
HIWASSEE, GA 30546

2027

35-3S-16-02579-000

BUILDING CHARACTERISTICS

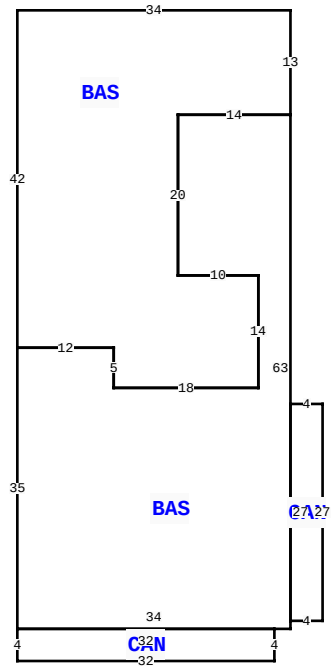
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		35316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,202	100		1,202	130,013
BAS	1,416	100		1,416	153,161
CAN	108	30		32	3,461
CAN	128	30		38	4,111
TOTALS	2,854			2,688	290,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	2,688	150.7334	117.57	316,028	1984	2015	0	0	0	8.00	92.00

1 OFFICE MED 0% - 0 Heated Area: 2618 HX Base Yr



2938 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	16,859	
3	0253	LIGHTING	0	0	0	0	4.00	UT	800.00	800.00	100	0	0	3	100	3,200	
4	0166	CONC,PAVMT	0	0	0	0	1,320.00	UT	3.00	3.00	100	2023	2022		100	3,960	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	290,746
TOTAL MARKET OB/XF VALUE	26,019
TOTAL LAND VALUE - MARKET	557,568
TOTAL MARKET VALUE	874,333
SOH/AGL Deduction	0
ASSESSED VALUE	874,333
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	874,333
TOTAL JUST VALUE	874,333
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	874,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045158	Remodel	398,700	08/11/2022
19-0358	REMODEL	104	06/25/2019
2158	ADDN COMM	338	07/31/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1225/1574	11/29/2011	WD	U	I	11	0
GRANTOR: THOMAS EAGLE & STEPHE						
GRANTEE: CEDAR RIVER PROPERT						
0931/1190	7/16/2001	WD	Q	I		540,000
GRANTOR: GORMAN, BRANDSHAFT &						
GRANTEE: THOMAS EAGLE & STEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-34,29] S35 E34 N1 N63 W14 S20 E10 S14 W18 N5 W12 $
BAS=[ORIG=0,0] N13 W34 S42 E12 S5 E18 N14 W10 N20 E14 $
CAN=[ORIG=-34,64] S4 E32 N4 W32 $
CAN=[ORIG=0,63] E4 N27 W4 S27 $
.

LAND DESCRIPTION

TOTAL OB/XF 26,019

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	1910	C	MEDIC OFF	0		CG	105.00	330.00	34,848.00	SF		1.00	1.00	1.00	16.00	16.00	557,568							

REVIEW DATE 07/12/2023 BY JB Total Acres: 0.80 Total Land Value: 557,568 Market: 0 Agricultural: 0 Common: 557,568 PRINTED 11/16/2026 BY SYS