

BEG AT INTERS OF W LINE OF LOT
12 & S R/W US-90, RUN E ALONG
R/W 200 FT, S 300 FT, W 200 FT

KIRBY BROTHERS ENTERPRISES INC
5200 BUFFINGTON RD
ATLANTA, GA 30349

2026

35-3S-16-02583-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	95
Exterior Wall	28	GLASS THRM	5
Roof Structure	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Ceiling	01	FIN.SUSPD	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		14	100
Frame	02	WOOD FRAME	100
Story Height		14	100
RMS		5	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Quality	06	06	
DOR CODE	2100	RESTAURANT/CAFE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	35316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,754	100	
CAN	419	30	
CDN	1,566	35	
FST	88	50	
TOTALS	6,827		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
2	RES F/FOOD	0% - 0										Heated Area: 4754													
												HX Base Yr													
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/08/2024</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/08/2024		MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		635,939	
TOTAL MARKET OB/XF VALUE		131,494	
TOTAL LAND VALUE - MARKET		901,695	
TOTAL MARKET VALUE		1,669,128	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,669,128	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,669,128	
TOTAL JUST VALUE		1,669,128	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,655,878	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23-0122	PLAYGROUND RENOVA		02/15/2024
20-0630	COMMERCIAL	140,000	12/28/2020
455682	COMMERCIAL	3,352	01/07/2013
700104	DEMOLISH	25	01/07/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0770/1716	2/03/1993	WD	Q	I	06	525,000
GRANTOR: RICHARDSON						
GRANTEE: KIRBY BROTHERS ENTE						
0770/1712	2/03/1993	WD	Q	I	06	525,000
GRANTOR: BP EXPLORATION						
GRANTEE: JAMES A RICHARDSON						

EXTRA FEATURES														3200 W US HIGHWAY 90 , LAKE CITY			
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	0169	FENCE/WOOD	0	0	0	0	264.00	UT	15.50	15.50	100	2013	2013	3	100	4,092	
2	0164	CONC BIN	0	0	9	34	306.00	UT	11.00	11.00	100	2013	2013	3	100	3,366	
3	0166	CONC,PAVMT	0	0	0	0	46,688.00	UT	2.00	2.00	100	2013	2013	3	100	93,376	
4	0295	SPKLR SYS	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	15,000	
5	0253	LIGHTING	0	0	0	0	9.00	UT	1,500.00	1,500.00	100	2013	2013	3	100	13,500	
6	0296	SHED METAL	0	0	20	12	240.00	UT	9.00	9.00	100	2022	2021		100	2,160	
TOTAL OB/XF																131,494	

BUILDING NOTES			
<p>BUILDING DIMENSIONS</p> <p>BAS=[ORIG=0,0] W8 N6 W3 N3 W17 S3 W3 S4 W8 S30 W5 S16 E1 S24 W1 S28 E5 S13 E14 N2 N11 E8 S13 E14 N13 E5 N43 E1 N13 W3 N40 \$</p> <p>CDN=[ORIG=22,56] E29 S54 W29 N54 \$</p> <p>CAN=[ORIG=3,40] S13 W1 S41 E8 N54 W7 \$</p> <p>FST=[ORIG=-25,107] E8 N11 W8 S11 \$</p>			

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		00	200.00	300.00	60,113.00	SF		1.00	1.00	1.00	15.00	15.00	901,695									