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

2027

35-3S-16-02583-000

BUILDING CHARACTERISTICS

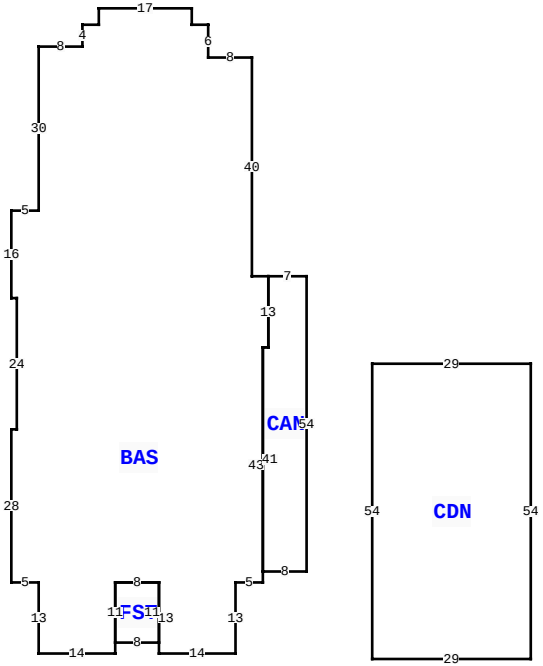
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 95
Exterior Wall	28	GLASS THRM 5
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,754	100		4,754	535,039
CAN	419	30		126	14,180
CDN	1,566	35		548	61,674
FST	88	50		44	4,952
TOTALS	6,827			5,472	615,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	5,472	135.9249	125.05	684,274	2013	2013	0	0	0	10.00	90.00

2 RES F/FOOD 0% - 0 Heated Area: 4754 HX Base Yr



3200 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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	615,847
TOTAL MARKET OB/XF VALUE	131,494
TOTAL LAND VALUE - MARKET	961,808
TOTAL MARKET VALUE	1,709,149
SOH/AGL Deduction	0
ASSESSED VALUE	1,709,149
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,709,149
TOTAL JUST VALUE	1,709,149
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,709,149

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						

BUILDING NOTES

BUILDING DIMENSIONS

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 $
CDN=[ORIG=22,56] E29 S54 W29 N54 $
CAN=[ORIG=3,40] S13 W1 S41 E8 N54 W7 $
FST=[ORIG=-25,107] E8 N11 W8 S11 $
.

LAND DESCRIPTION

TOTAL OB/XF 131,494

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		00	200.00	300.00	60,113.00	SF		1.00	1.00	1.00	16.00	16.00	961,808							

REVIEW DATE 01/14/2025 BY ME Total Acres: 1.38 Total Land Value: 961,808 Market: 0 Agricultural: 0 Common: 961,808 PRINTED 11/16/2026 BY SYS