COMM AT INTERS OF N R/W OF US-90
OF BROOKSIDE S/D, RUN E ALONG N
150 FT FOR POB, RUN N 250 FT, E

WAFFLE HOUSE INC
5986 FINANCIAL DRIVE, P O BOX 6450
NORCROSS, GA 30071

2027

35-3S-16-02585-003

BUILDING CHARACTERISTICS

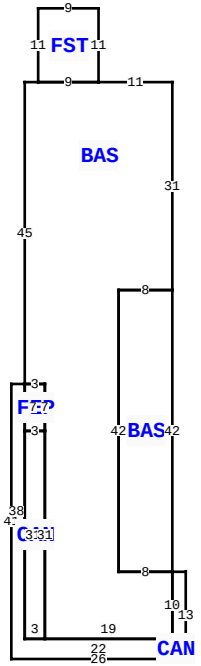
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	09	ENG F AIR 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
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	336	100		336	18,384
BAS	1,376	100		1,376	75,288
CAN	93	30		28	1,532
CAN	174	30		52	2,845
FEP	21	80		17	930
FST	99	50		50	2,736
TOTALS	2,099			1,859	101,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5700	04	1,859	118.9440	109.43	203,430	1979	1985	0	0	0	50.00	50.00

1 RES F/FOOD 0% - 0 Heated Area: 1712 HX Base Yr



2963 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	7,500	
2	0164	CONC BIN	0	0	24	12	288.00	UT	12.00	12.00	100	2008	2008	3	100	3,456	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
4	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	2017	2017	3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	101,715
TOTAL MARKET OB/XF VALUE	15,456
TOTAL LAND VALUE - MARKET	390,000
TOTAL MARKET VALUE	507,171
SOH/AGL Deduction	0
ASSESSED VALUE	507,171
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	507,171
TOTAL JUST VALUE	507,171
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	507,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051442	Remodel	50,000	11/07/2024
000044619	Remodel	25,000	06/06/2022
025053	REMODEL	530	09/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FST= N11 W9 S11 E9$ W9 W2 S45 CAN= W2 S41 E26 N13 W2 S10 W22 N38$ FEP= S7 E3 N7 W3$ E3 S7 CAN= W3 S31 E3 N31$ S31E19 N10 BAS= N42 W8 S42 E8$ W8 N42 E8 N31$.

LAND DESCRIPTION

TOTAL OB/XF 15,456

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	75.00	250.00	18,750.00	SF		1.00	1.00	1.30	16.00	20.80	390,000							

REVIEW DATE 04/15/2026 BY robin Total Acres: 0.43 Total Land Value: 390,000 Market: 0 Agricultural: 0 Common: 390,000 PRINTED 11/16/2026 BY SYS