(AKA PARCEL 1-NORTH DESC AS): CO
OF SW1/4 OF NW1/4, RUN N 1323.97
TO E R/W MIXON RD FOR POB, CONT

BAIRD BOBBY D
P O BOX 326
CARYVILLE, TN 37714-0326

2026

16-5S-17-09272-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		16 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

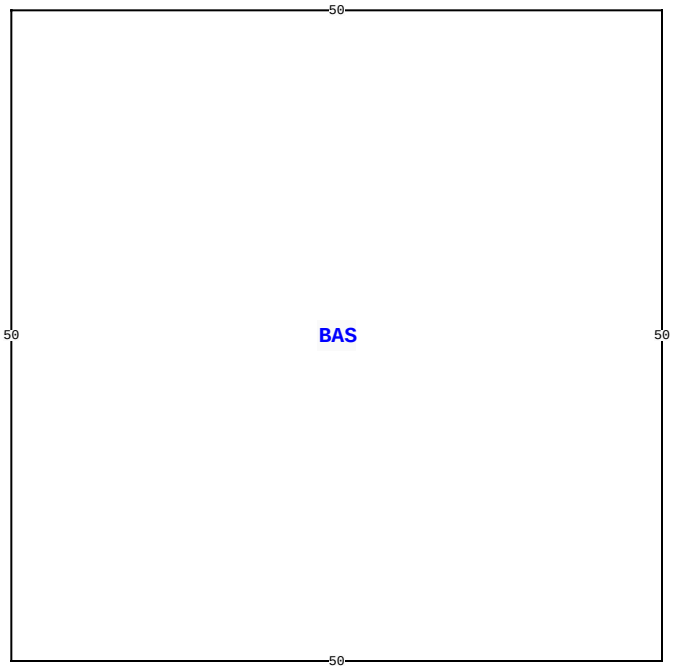
DOR CODE	4800	WAREHOSE/DISTRB	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,500	100		2,500	74,844
TOTALS	2,500			2,500	74,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	06	2,500	97.1880	34.02	85,050	2012	2012	0	0	0	12.00	88.00

1 PREF M B S 0% - 0 Heated Area: 2500 HX Base Yr



1057 SW MIXSON RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	74,844
TOTAL MARKET OB/XF VALUE	4,325
TOTAL LAND VALUE - MARKET	50,500
TOTAL MARKET VALUE	129,669
SOH/AGL Deduction	0
ASSESSED VALUE	129,669
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,669
TOTAL JUST VALUE	129,669
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30095	COMMERCIAL	375	04/20/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1152/1658	6/13/2008	WD	Q	V		65,000
GRANTOR: STEPHEN & GAYLE KRYGI						
GRANTEE: BOBBY D BAIRD						
1109/2381	2/05/2007	WD	Q	V		42,000
GRANTOR: MARIE & BIENNOT MAURI						
GRANTEE: STEPHEN & GAYLE KRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S50 E50 N50$.

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	1,922.00	UT	2.25	2.25	100	2012	2012	3	100	4,325	

LAND DESCRIPTION

TOTAL OB/XF 4,325

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	4800	C	WAREHOUSE	0		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,500							

REVIEW DATE 08/09/2017 BY DF Total Acres: 5.05 Total Land Value: 50,500 Market: 0 Agricultural: 0 Common: 50,500 PRINTED 11/21/2025 BY SYS