COMM AT SW COR OF SE1/4 OF SEC
RUN N 249.89 FT FOR POB, WEST
67.15 FT TO E R/W OF COMMERCE

STORE MASTER FUNDING XIII LLC
PO BOX 4069
MARYVILLE, TN 37802

2026

35-3S-16-02582-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

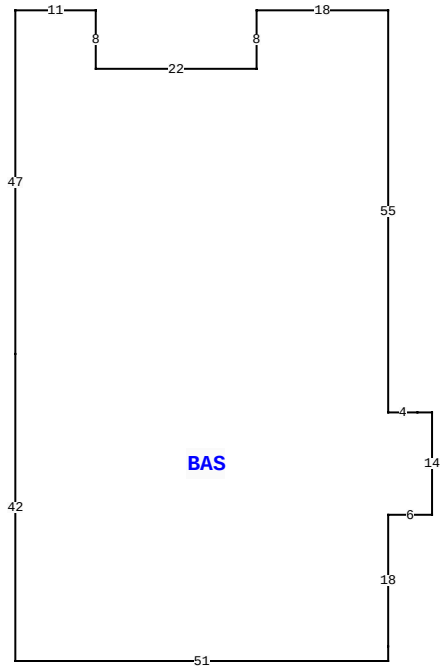
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 70
Interior Wall	05	DRYWALL 30
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		16 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	08	08
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	4,447	100		4,447	361,341
TOTALS	4,447			4,447	361,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5600	04	4,447	140.7075	108.34	481,788	2004	2004	0	0	0	25.00	75.00

1 RESTAURANT 0% - 0 Heated Area: 4447 HX Base Yr



245 SW COMMERCE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	361,341
TOTAL MARKET OB/XF VALUE	54,962
TOTAL LAND VALUE - MARKET	500,940
TOTAL MARKET VALUE	917,243
SOH/AGL Deduction	0
ASSESSED VALUE	917,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	917,243
TOTAL JUST VALUE	917,243
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	926,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2812	COMMERCIAL	2,671	01/20/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/2302	12/18/2017	WD	U	I	37	1,094,900
GRANTOR: RUBY TUESDAY INC						
GRANTEE: STORE MASTER FUNDIN						
1004/2027	1/08/2004	WD	Q	V		600,000
GRANTOR: AURUM L L C						
GRANTEE: RUBY TUESDAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S8 W22 N8 W11 S47 S42 E51N2 N18 E6 N14 W2 W4 N55 $.

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	2,976.00	UT	2.00	2.00	100	2004	2004	3	100	5,952	
2	0260	PAVEMENT-A	0	0	0	0	35,944.00	UT	1.10	1.10	100	2004	2004	3	100	39,538	
3	0253	LIGHTING	0	0	0	0	7.00	UT	1,000.00	1,000.00	100	2004	2004	3	100	7,000	
4	0119	MASONRY WA	0	0	21	8	168.00	UT	5.00	5.00	100	2004	2004	3	100	840	
5	0164	CONC BIN	0	0	12	16	192.00	UT	8.50	8.50	100	2004	2004	3	100	1,632	

LAND DESCRIPTION

TOTAL OB/XF 54,962

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			0.00	0.00	50,094.00	SF		1.00	1.00	1.00	10.00	10.00	500,940							

REVIEW DATE 07/12/2023 BY JB Total Acres: 1.15 Total Land Value: 500,940 Market: 0 Agricultural: 0 Common: 500,940 PRINTED 11/17/2025 BY SYS