

COMM SW COR OF E1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W OF
OF US-90, E ALONG R/W 1174.64

HUTTON GLEASON PLACE LC EX LLC
736 CHERRY ST
CHATTANOOGA, TN 37402

2026

36-3S-16-02611-014



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																																									
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																																									
																		VALUATION BY																																									
																		Tax Group: 1												STANDARD																													
																		BUILDING MARKET VALUE												0																													
																		TOTAL MARKET OB/XF VALUE												0																													
																		TOTAL LAND VALUE - MARKET												810,225																													
																		TOTAL MARKET VALUE												810,225																													
																		SOH/AGL Deduction												0																													
																		ASSESSED VALUE												810,225																													
																		TOTAL EXEMPTION VALUE												0																													
																		BASE TAXABLE VALUE												810,225																													
DOR CODE						1000						VACANT COMMERCIAL																																															
MAP NUM												MKT AREA						06																																									
NEIGHBORHOOD/LOC						36316.00						1.00/																																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
																		PERMIT NUM																																									
																		16-0961												COMMERCIAL																													
																		16-0827												COMMERCIAL																													
																		16-0829												COMMERCIAL																													
																		1159												DEMOLISH																													
TOTALS																																																											
EXTRA FEATURES						2173 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																																											
																		BLD DATE																																									
																		XF DATE																																									
																		INC DATE																																									
																		LGL DATE																																									
																		LAND DATE																																									
																		AG DATE																																									
																		04/08/2024																																									
																		MLU																																									
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	1000	C	VACANT COMME	0		CI	0.00	0.00	54,015.00	SF		1.00	1.00	1.00	15.00	15.00	810,225																																										
REVIEW DATE						04/08/2024						BY						MLU						Total Acres: 1.24						Total Land Value: 810,225						Market: 0						Agricultural: 0						Common: 810,225						PRINTED 09/19/2025 BY SYS					