

N DIV: COMM SW COR OF NE1/4 OF S
30-3S-17, RUN E 1.78 FT, S 54.75
FT FOR POB, RUN N 228.25 FT, E 5

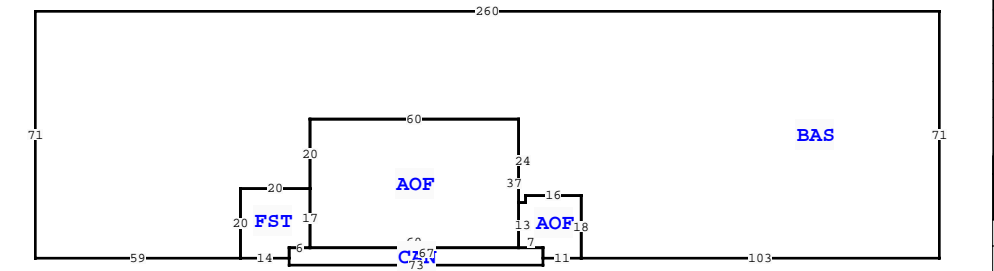
LEGACY INVESTMENT GROUP
609 SWAN AVE
HOHENWALD, TN 38462

2026

00-00-00-12178-001

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	25 MOD METAL 100
Roof Structur	09 RIDGE FRME 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floor	03 CONC FINSH 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	5 100
Frame	05 STEEL 100
Story Height	22 100
RMS	14 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
8700	06	19,495	94.7806	36.02	702,210	1978	1978	0	0	0	40.00	60.00



Quality	04 04				
DOR CODE	4800 WAREHOUSE/DISTRB				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	830317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	299	150		448	9,682
AOF	2,220	150		3,330	71,968
BAS	15,340	100		15,340	331,528
CAN	365	30		110	2,377
FST	382	70		267	5,770
TOTALS	18,606			19,495	421,326

525 NW RAILROAD ST, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

EXTRA FEATURES																	
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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	19,000.00	19,000.00	70	0	0	3	70	13,300	
2	0140	CLFENCE	6	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE	421,326			
TOTAL MARKET OB/XF VALUE	19,300			
TOTAL LAND VALUE - MARKET	17,255			
TOTAL MARKET VALUE	457,881			
SOH/AGL Deduction	0			
ASSESSED VALUE	457,881			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	457,881			
TOTAL JUST VALUE	457,881			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	457,881			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047202	Electrical Servic	4,999	05/10/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1566/93	4/16/2026	WD	Q	I	01	350,000
GRANTOR: OLIVER EVON L						
GRANTEE: LEGACY INVESTMENT G						
0994/2280	9/12/2003	WD	Q	I		270,000
GRANTOR: NEAL TYLER 7 SONS						
GRANTEE: JAMES E & EVON L OL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W260 S71E59 FST= E14 N3E6 N17 W20 S20\$ N20 E20 AOF= S17 CAN= W6 S5 E73 N5 W67\$ E60 N37 W60 S20\$ N20 E60 S24 AOF= S13 E7 S3 E11 N18 W16 S2W2\$ E2 N2 E16 S18 E103 N71\$.

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	4800	C	WAREHOUSE	0		CI	0.00	0.00	2.03	AC		1.00	1.00	0.85	10,000.00	8,500.00	17,255								