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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

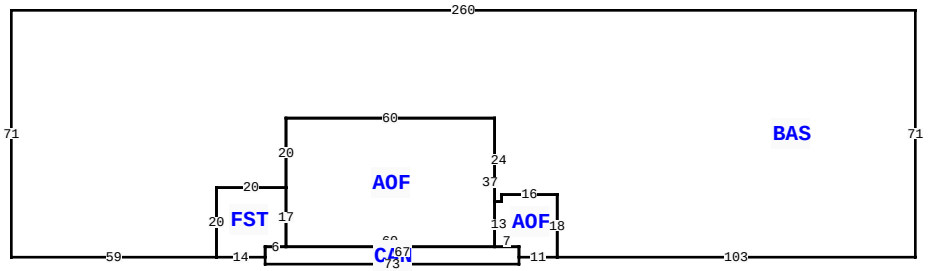
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		22 100
RMS		14 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4800	WAREHOSE/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	10,190
AOF	2,220	150		3,330	75,744
BAS	15,340	100		15,340	348,923
CAN	365	30		110	2,502
FST	382	70		267	6,073
TOTALS	18,606			19,495	443,433

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	37.91	739,055	1978	1978	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 17859 HX Base Yr



525 NW RAILROAD ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	443,433
TOTAL MARKET OB/XF VALUE	19,300
TOTAL LAND VALUE - MARKET	17,255
TOTAL MARKET VALUE	479,988
SOH/AGL Deduction	0
ASSESSED VALUE	479,988
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	479,988
TOTAL JUST VALUE	479,988
NCON VALUE	0
INCOME VALUE	
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$.

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	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	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 19,300

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		CI	0.00	0.00	2.03	AC		1.00	1.00	0.85	10,000.00	8,500.00	17,255							

REVIEW DATE 11/17/2015 BY DF Total Acres: 2.03 Total Land Value: 17,255 Market: 0 Agricultural: 0 Common: 17,255 PRINTED 05/07/2026 BY SYS