

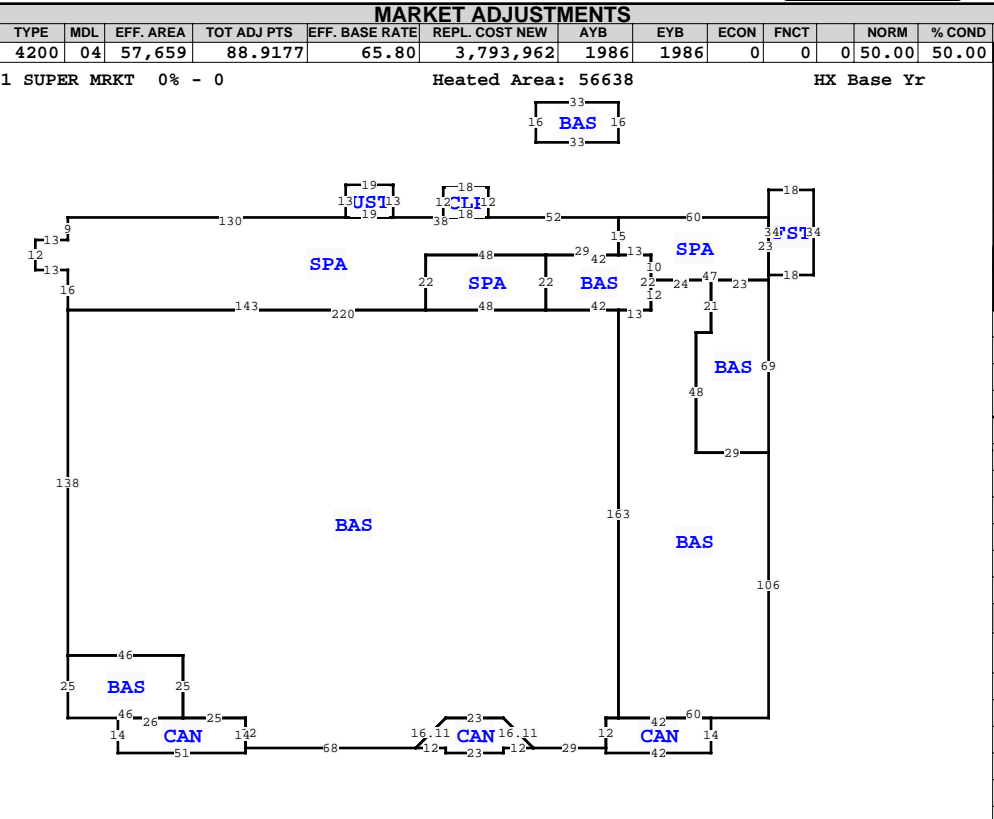
S DIV: BEG AT NE COR OF BLOCK 32
 FT, S 103.87 TO N R/W LINE OF MO
 ALONG R/W 98.07 FT, N 124.83 W 2

WD LAKE CITY LLC
 1102 18TH AVE SOUTH
 NASHVILLE, TN 37212

2026

00-00-00-13872-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 100
Roof Structur	09 RIDGE FRME 100
Roof Cover	04 BUILT-UP 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 100
Ceiling	01 FIN.SUSPD 100
Air Condition	07 ENG PACKGE 100
Heating Type	09 ENG F AIR 100
Fixtures	12 100
Frame	03 MASONRY 100
Story Height	20 100
RMS	7 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100



** This building has 15 Sub-Areas

QUALITY	CD				
Quality	05 05				
DOR CODE	1400 SUPERMARKET				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	32317.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100		528	17,371
BAS	924	100		924	30,400
BAS	1,150	100		1,150	37,835
BAS	1,875	100		1,875	61,688
BAS	8,469	100		8,469	278,630
BAS	36,018	100		36,018	1,184,992
CAN	466	30		140	4,606
CAN	588	30		176	5,791
CAN	714	30		214	7,041
CLP	216	40		86	2,830
TOTALS	60,835			57,659	1,896,981

580 S MARION AVE, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE
	05/14/2026 MLU

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	0166	CONC, PAVMT	0	0	0	0	11,950.00	UT	1.65	1.65	100	0	0	3	100	19,718	
2	0260	PAVEMENT-A	0	0	0	0	126,900.00	UT	0.45	0.45	100	0	0	3	100	57,105	
3	0072	COOLER, COM	0	0	0	0	2.00	UT	7,700.00	7,700.00	100	0	0	3	100	15,400	
4	0072	COOLER, COM	0	0	0	0	2.00	UT	15,950.00	15,950.00	100	0	0	3	100	31,900	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	20,100	
6	0253	LIGHTING	0	0	0	0	2.00	UT	1,500.00	1,500.00	100	1995	1995	3	100	3,000	
7	0253	LIGHTING	0	0	0	0	4.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	4,800	
8	0253	LIGHTING	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
9	0253	LIGHTING	0	0	0	0	8.00	UT	100.00	100.00	100	1995	1995	3	100	800	

TOTAL OB/XF 153,623

LAND DESCRIPTION																								
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	1400	C	SUPERMARKT	0		CG	471.00	437.00	4.72	AC		1.00	1.00	1.00	85,000.00	85,000.00	401,370							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	1,896,981		
TOTAL MARKET OB/XF VALUE	153,623		
TOTAL LAND VALUE - MARKET	401,370		
TOTAL MARKET VALUE	2,451,974		
SOH/AGL Deduction	0		
ASSESSED VALUE	2,451,974		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	2,451,974		
TOTAL JUST VALUE	2,451,974		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	2,428,364		
BLDG:1:1: STORE COMPLETELY REMODELED			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
492	REMODEL	3,847	01/11/2008
371	ADDN COMM	0	02/06/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1186/2641	11/05/2009	WD	U	I	11	100
GRANTOR: WDLC LLC						
GRANTEE: WD LAKE CITY LLC						
1115/2242	3/21/2007	WD	Q	I	01	100
GRANTOR: WDLC LLC						
GRANTEE: WD LAKE CITY LLC						

BUILDING NOTES														
BLDG:1:1: STORE COMPLETELY REMODELED														

BUILDING DIMENSIONS														
SPA= W52 CLP= N12 W18 S12 E18\$ W38 UST= N13 W19 S13 E19\$ W130 S9W13 S12 E13 S16 E143 SPA= E48N22 W48 S22\$ N22 E48 BAS= S22E42 N22 W42\$ E29 N15\$ SPA= S15 E13 S10BAS= S12 W13 BAS= W220 S138 BAS= S25 E46 N25 W46\$ E46 S25 CAN= W26 S14E51 N14W25\$ E25 S12 E68 CAN= E12 S2 E23 N2 E12 U12 L12 W23 L12 D12 \$ U12 R12 E23 R12 D12 E29 CAN= S2 E42 N14 W42 S12\$ N12 E5 N163\$ S163 E60N106 BAS= N69 W23 S21W6 S48E29\$ W29 N48 E6 N21 W24\$ E47 N2 FST= E18 N34 W18 S34\$ N23 W60\$ PTR= N30 BAS= N16 W33 S16 E33\$ S30\$.														