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

2027

00-00-00-13872-000

BUILDING CHARACTERISTICS

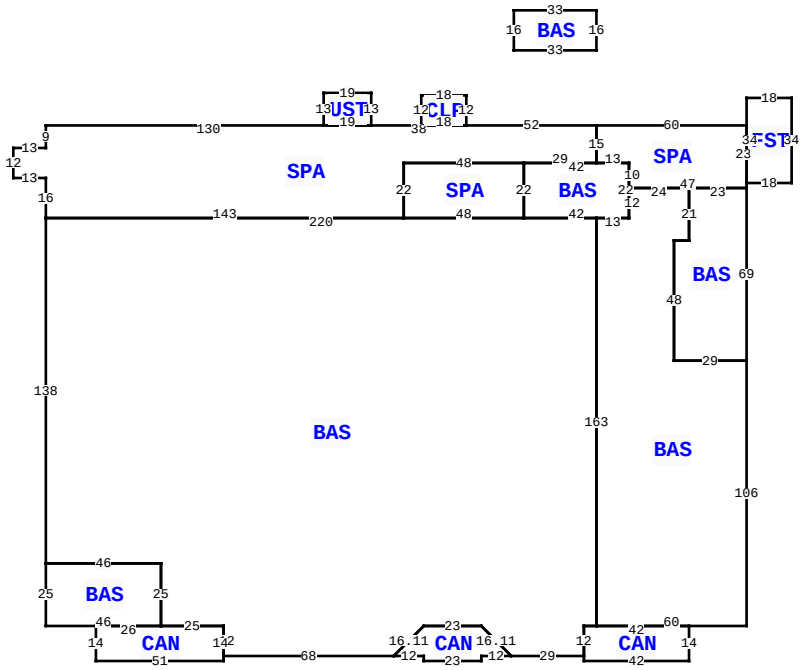
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	07	ENG PACKGE 100
Heating Type	09	ENG F AIR 100
Fixtures		12 100
Frame	03	MASONRY 100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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4200	04	57,659	88.9177	65.80	3,793,962	1986	1986	0	0	0	50.00	50.00

1 SUPER MRKT 0% - 0 Heated Area: 56638 HX Base Yr



** This building has 15 Sub-Areas

580 S MARION AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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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	
PREVIOUS YEAR MKT VALUE	2,451,974

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

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 153,623

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	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							

REVIEW DATE 03/04/2026 BY JB Total Acres: 4.72 Total Land Value: 401,370 Market: 0 Agricultural: 0 Common: 401,370 PRINTED 11/16/2026 BY SYS