

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

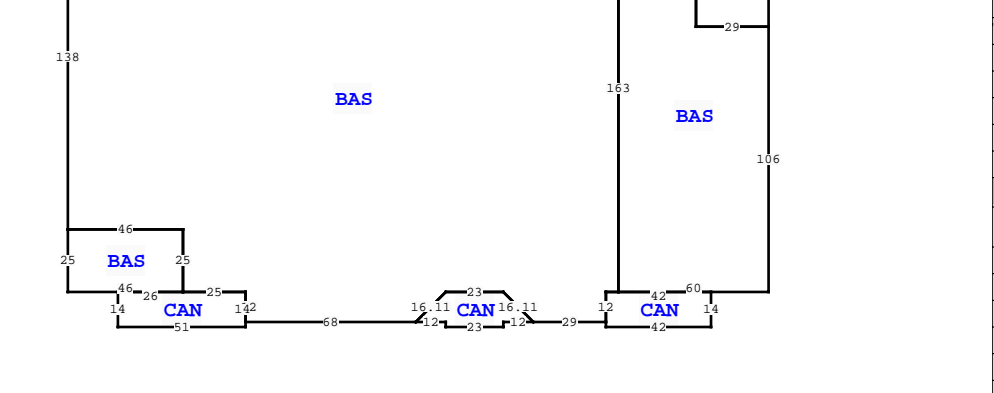
WD LAKE CITY LLC
 1102 18TH AVE SOUTH
 NASHVILLE, TN 37212

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

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

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

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

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													
580 S MARION AVE, LAKE CITY													
153,623													

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	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	80,000.00	80,000.00	377,760							

COLUMBIA COUNTY PROPERTY															
PAGE 1 of 1															
VALUATION SUMMARY															
VALUATION BY															
Tax Group: 1												Tax Dist:		STANDARD	
BUILDING MARKET VALUE															
TOTAL MARKET OB/XF VALUE															
TOTAL LAND VALUE - MARKET															
TOTAL MARKET VALUE															
SOH/AGL Deduction															
ASSESSED VALUE															
TOTAL EXEMPTION VALUE															
BASE TAXABLE VALUE															
TOTAL JUST VALUE															
NCON VALUE															
INCOME VALUE															
PREVIOUS YEAR MKT VALUE															
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 / 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\$.															