

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

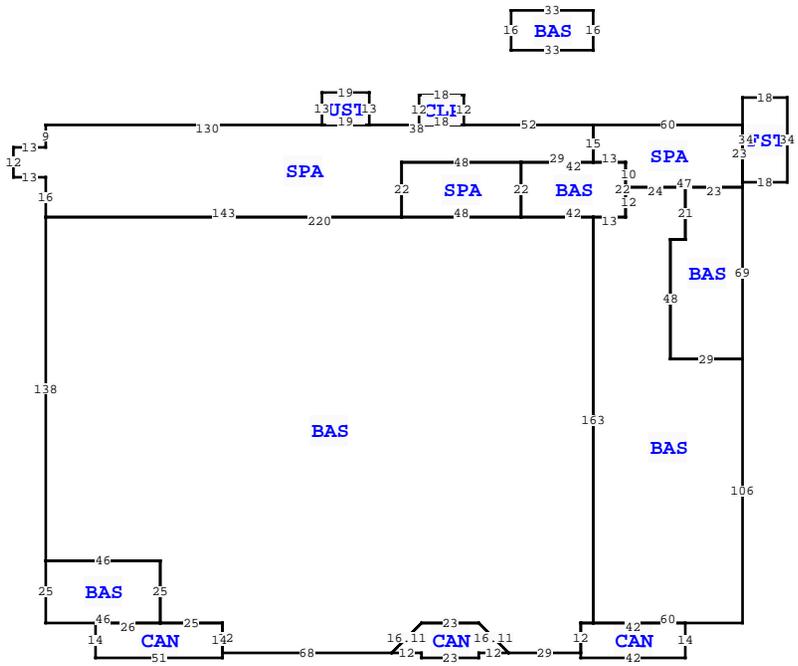
2026

00-00-00-13872-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
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	
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
BAS	528	100	
BAS	924	100	
BAS	1,150	100	
BAS	1,875	100	
BAS	8,469	100	
BAS	36,018	100	
CAN	466	30	
CAN	588	30	
CAN	714	30	
CLP	216	40	
TOTALS	60,835		

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	68.47	3,947,912	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

580 S MARION AVE, LAKE CITY

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	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	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE				1,973,956	
TOTAL MARKET OB/XF VALUE				153,623	
TOTAL LAND VALUE - MARKET				377,760	
TOTAL MARKET VALUE				2,505,339	
SOH/AGL Deduction				0	
ASSESSED VALUE				2,505,339	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				2,505,339	
TOTAL JUST VALUE				2,505,339	
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													

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\$.													