

COMM SE COR, RUN W 159.85 FT,
NW 97.42 FT FOR POB, BEING THE
INTERS OF W R/W SR-47 & N R/W

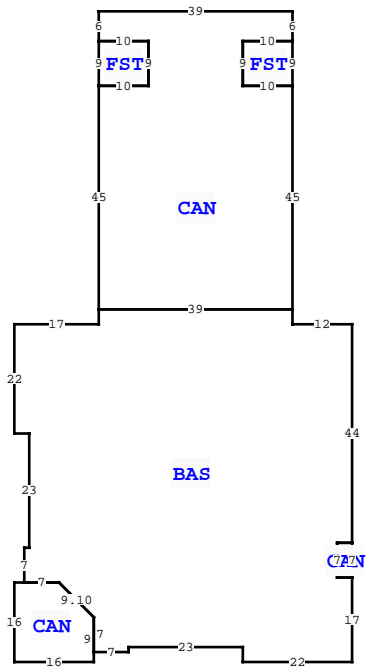
COLUMBIA COUNTY BANK
6392 ARTESIAN CIRCLE
OLTEWAH, TN 37363

2026

06-4S-17-08045-002

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
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		
1	BANK	0%	- 0									Heated Area: 4323 HX Base Yr	



Quality	07	07			
DOR CODE	2300	FINANCIAL BLDG			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,323	100		4,323	349,324
CAN	21	30		6	485
CAN	232	30		70	5,657
CAN	2,160	30		648	52,362
FST	90	50		45	3,636
FST	90	50		45	3,636
TOTALS	6,916			5,137	415,100

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	0260	PAVEMENT-A	0	0	0	0	34,659.00	UT	0.90	0.90	100	2001	2001	3	100	31,193	
2	0168	PNEUMATIC	0	0	0	0	3.00	UT	5,000.00	5,000.00	100	2001	2001	3	100	15,000	
3	0332	VAULT DOOR	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	15,000	
4	0166	CONC,PAVMT	0	0	0	0	1,894.00	UT	1.50	1.50	100	2001	2001	3	100	2,841	
5	0253	LIGHTING	0	0	0	0	15.00	UT	500.00	500.00	100	2001	2001	3	100	7,500	
6	0164	CONC BIN	0	0	11	11	121.00	UT	7.50	7.50	100	2001	2001	3	100	908	

514 SW STATE ROAD 47 , LAKE CITY									
BLD DATE		LGL DATE							
XF DATE		LAND DATE	05/11/2026						
INC DATE		AG DATE	MLU						

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE		415,100		
TOTAL MARKET OB/XF VALUE		72,442		
TOTAL LAND VALUE - MARKET		520,540		
TOTAL MARKET VALUE		1,008,082		
SOH/AGL Deduction		475		
ASSESSED VALUE		1,007,607		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		1,007,607		
TOTAL JUST VALUE		1,008,082		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		916,006		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
55	ADDN COMM	233	02/23/2007
2059	COMMERCIAL	2,911	03/28/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/0436	5/06/2004	WD	Q	V	03	100

GRANTOR: COLUMBIA COUNTY
GRANTEE: COLUMBIA COUNTY BAN
0910/1650 9/14/2000 WD Q V 325,000
GRANTOR: SAMUEL P VANN ETAL
GRANTEE: COLUMBIA COUNTY BAN

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W12 N3 CAN= N45 FST= N9 W10 S9 E10\$ W10 N9 E10 N6 W39 S6 FST= S9 E10 N9 W10\$ E10 S9 W10 S45 E39\$ W39 S3 W17 S22 E3 S23 W1 S7 CAN= W2 S16 E16 N9 L7 U7 W7\$ E7 D7 R7 S7 E7 N1 E23 S3 E22 N17 CAN= N7 W3 S7 E3\$ W3 N7 E3 N44\$.													

LAND DESCRIPTION														TOTAL OB/XF										72,442				
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	2300	C	FINANCIAL	0			0.00	0.00	87,120.00	SF		1.00	1.00	1.00	5.00	5.00	435,600											
2	1000	C	VACANT COMME	0			0.00	0.00	16,988.00	SF		1.00	1.00	1.00	5.00	5.00	84,940											