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
OOLTEWAH, TN 37363

2027

06-4S-17-08045-002

BUILDING CHARACTERISTICS

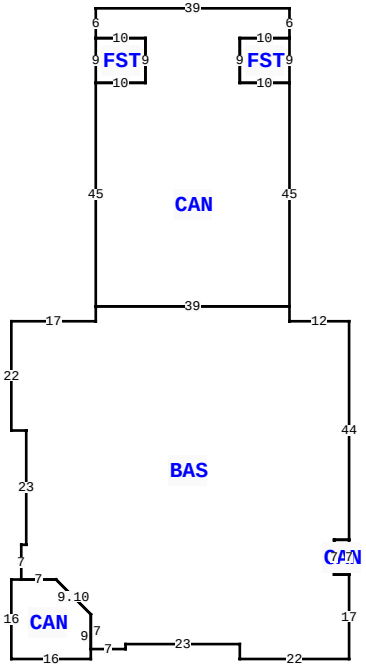
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		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
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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6200	04	5,137	127.2960	117.11	601,594	2001	2001	0	0	0	31.00	69.00

1 BANK 0% - 0 Heated Area: 4323 HX Base Yr



514 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

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	0
ASSESSED VALUE	1,008,082
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,008,082
TOTAL JUST VALUE	1,008,082
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,008,082

COA PER TCO

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

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 72,442

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	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							

REVIEW DATE 03/11/2026 BY ME Total Acres: 2.39 Total Land Value: 520,540 Market: 0 Agricultural: 0 Common: 520,540 PRINTED 11/17/2026 BY SYS