(AKA PARCEL 1-NORTH DESC AS): CO OF SW1/4 OF NW1/4, RUN N 1323.97 TO E R/W MIXON RD FOR POB, CONT

BAIRD BOBBY D
P O BOX 326
CARYVILLE, TN 37714-0326

**2027**

**16-5S-17-09272-008**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 3 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 16 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |

DOR CODE 4800 WAREHOSE/DISTRB

MAP NUM | MKT AREA 02

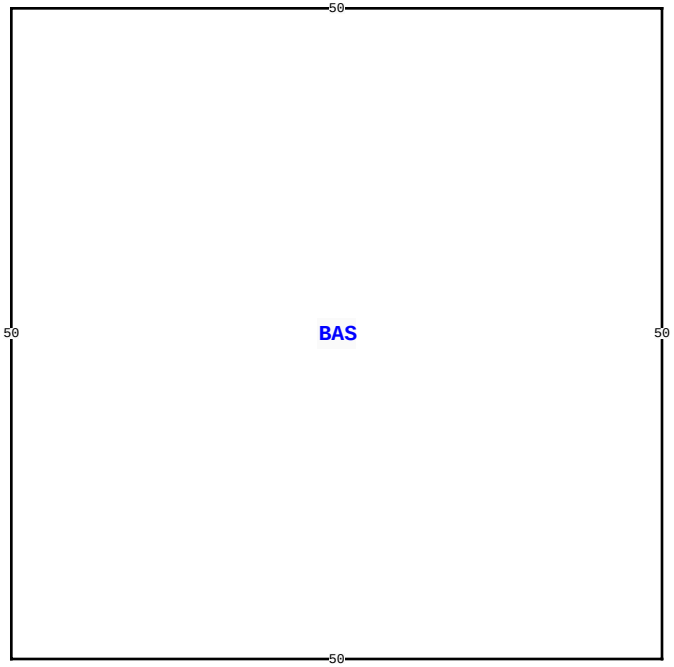
NEIGHBORHOOD/LOC 16517.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,500 | 100 | | 2,500 | 74,844 |
| TOTALS | 2,500 | | | 2,500 | 74,844 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8701 | 06 | 2,500 | 97.1880 | 34.02 | 85,050 | 2012 | 2012 | 0 | 0 | 0 | 12.00 | 88.00 |

1 PREF M B S 0% - 0 Heated Area: 2500 HX Base Yr




1057 SW MIXSON RD, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/06/2026 MLU
INC DATE | AG DATE

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 74,844 |
| TOTAL MARKET OB/XF VALUE | 4,325 |
| TOTAL LAND VALUE - MARKET | 65,650 |
| TOTAL MARKET VALUE | 144,819 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 144,819 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 144,819 |
| TOTAL JUST VALUE | 144,819 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 144,819 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 30095 | COMMERCIAL | 375 | 04/20/2012 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1152/1658 | 6/13/2008 | WD | Q | V | | 65,000 |
| GRANTOR: STEPHEN & GAYLE KRYGI | | | | | | |
| GRANTEE: BOBBY D BAIRD | | | | | | |
| 1109/2381 | 2/05/2007 | WD | Q | V | | 42,000 |
| GRANTOR: MARIE & BIENNOT MAURI | | | | | | |
| GRANTEE: STEPHEN & GAYLE KRY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W50 S50 E50 N50$.

## 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 | 1,922.00 | UT | 2.25 | 2.25 | 100 | 2012 | 2012 | 3 | 100 | 4,325 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,325

| 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 | 4800 | C | WAREHOUSE | 0 | | A-1 | 0.00 | 0.00 | 5.05 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,650 | | | | | | | |

REVIEW DATE 08/09/2017 BY DF Total Acres: 5.05 Total Land Value: 65,650 Market: 0 Agricultural: 0 Common: 65,650 PRINTED 11/17/2026 BY SYS