

(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

2026

16-5S-17-09272-008



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 WAREHOUSE/DISTRB		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	16517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,500	100	
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	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		PAGE 1 of 1	3
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		3,029	
ASSESSED VALUE		141,790	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		141,790	
TOTAL JUST VALUE		144,819	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		131,370	

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						

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

TOTAL OB/XF														4,325
1057 SW MIXSON RD, LAKE CITY														

BUILDING NOTES													
BAS= W50 S50 E50 N50\$.													

BUILDING DIMENSIONS													
BAS= W50 S50 E50 N50\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	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							