COMM NE COR OF SE1/4 OF SE1/4 S
R/W LINE US-90, SAID PT BEING ON
ALONG CURVE, 195.82 FT, SW 877.9

COLUMBIA BANK
6392 ARTESIAN CIRCLE
OOLTEWAH, TN 37363

2027

36-3S-16-02592-000

BUILDING CHARACTERISTICS

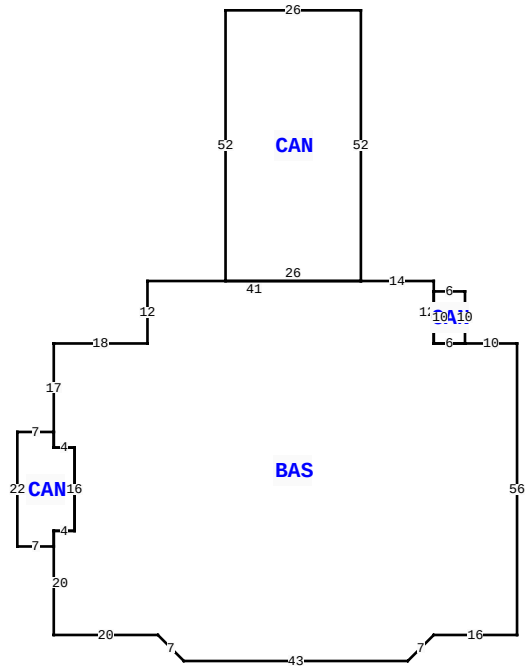
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	21	STONE 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		16 100
Stories	1.	1. 100
Units		0 100
Quality	08	08
DOR CODE	2300	FINANCIAL BLDG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,820	100		5,820	700,120
CAN	60	30		18	2,165
CAN	218	30		65	7,819
CAN	1,352	30		406	48,840
TOTALS	7,450			6,309	758,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6200	04	6,309	140.5960	129.35	816,069	2016	2016	0	0	0	7.00	93.00

2 BANK 0% - 0 Heated Area: 5820 HX Base Yr



151 NW COMMONS LOOP, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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	758,944
TOTAL MARKET OB/XF VALUE	82,322
TOTAL LAND VALUE - MARKET	1,071,078
TOTAL MARKET VALUE	1,912,344
SOH/AGL Deduction	0
ASSESSED VALUE	1,912,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,912,344
TOTAL JUST VALUE	1,912,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,912,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-003	COMMERCIAL	0	01/04/2016
19615	COMMERCIAL	275	06/04/2002
8462	COMMERCIAL	25,000	06/07/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1180/0061	8/28/2009	WD	U	I	12	250,000
GRANTOR: SAMUEL VANN JR & MARC						
GRANTEE: COLUMBIA BANK						
1156/0489	8/06/2008	WD	Q	I		1,125,000
GRANTOR: LAKE CITY COMMON RETA						
GRANTEE: COLUMBIA BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 CAN= N10 W6 S10 E6$ W6 N12 W14 CAN= N52 W26 S52 E26$ W41 S12 W18 S17 CAN= W7 S22 E7 N3 E4 N16 W4 N3$ S3 E4 S16 W4 S20 E20 D5 R5 E43 R5 U5 E16 N56$.

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	24,076.00	UT	1.60	1.60	100	2016	2016	3	100	38,522	
2	0166	CONC,PAVMT	0	0	5	230	1,150.00	UT	2.00	2.00	100	2016	2016	3	100	2,300	
3	0253	LIGHTING	0	0	0	0	6.00	UT	1,500.00	1,500.00	100	2016	2016	3	100	9,000	
4	0253	LIGHTING	0	0	0	0	3.00	UT	500.00	500.00	100	2016	2016	3	100	1,500	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	
6	0168	PNEUMATIC	0	0	0	0	2.00	UT	15,000.00	15,000.00	100	2016	2016	3	100	30,000	

LAND DESCRIPTION

TOTAL OB/XF 82,322

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		CI	219.00	200.00	48,481.68	SF		1.00	1.00	1.10	16.00	17.60	853,278							
2	1000	C	VACANT COMME	0		CI	57.00	191.00	10,890.00	SF		1.00	1.00	1.25	16.00	20.00	217,800							

REVIEW DATE 03/19/2026 BY ME Total Acres: 1.36 Total Land Value: 1,071,078 Market: 0 Agricultural: 0 Common: 1,071,078 PRINTED 11/16/2026 BY SYS