COMM SW COR OF E1/2 OF SW1/4,
RUN N 805.67 FT TO N R/W OF
OF US-90, E ALONG R/W 1174.64

HUTTON GLEASON PLACE LC EX LLC
736 CHERRY ST
CHATTANOOGA, TN 37402

2027

36-3S-16-02611-014

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

2173 W US HIGHWAY 90 , 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	864,240
TOTAL MARKET VALUE	864,240
SOH/AGL Deduction	0
ASSESSED VALUE	864,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	864,240
TOTAL JUST VALUE	864,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	864,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-00364	COMMERCIAL SITE D		07/15/2026
16-0961	COMMERCIAL	0	10/13/2016
16-0827	COMMERCIAL	0	09/23/2016
16-0829	COMMERCIAL	0	09/23/2016
1159	DEMOLISH	25	01/08/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1321/0827	8/29/2016	WD	Q	I	03	2,150,000
GRANTOR: SHANRI HOLDINGS CORP						
GRANTEE: HUTTON GLEASON PLAC						
0782/0045	11/01/1993	WD	U	I	10	1,528,900
GRANTOR: GLEASON PLACE						
GRANTEE: SHANRI HOLDINGS COR						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	1000	C	VACANT COMME	0		CI	0.00	0.00	54,015.00	SF		1.00	1.00	1.00	16.00	16.00	864,240							

REVIEW DATE 05/11/2026 BY MLU Total Acres: 1.24 Total Land Value: 864,240 Market: 0 Agricultural: 0 Common: 864,240 PRINTED 11/16/2026 BY SYS