

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

2026

36-3S-16-02611-014


| BUILDING CHARACTERISTICS | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|---|------------------|--------------|----------------------|--------------|----------------------|----------------------------------|-------|----------------|-------------|----------------|----------------|-----------|--------|-----------------|------------|--|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | 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 1,512 ASSESSED VALUE 862,728 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 862,728 TOTAL JUST VALUE 864,240 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 810,225 | | | | | | | | | | | |
| DOR CODE 1000 VACANT COMMERCIAL | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED 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 | | | | | | | | | | | |
| MAP NUM MKT AREA 06 | | | | | | | | | | | | | | | | SALES DATA OFF RECORD Number DATE TYPE INST Q / 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 | | | | | | | | | | | |
| NEIGHBORHOOD/LOC 36316.00 1.00/ | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | 2173 W US HIGHWAY 90 , LAKE CITY | | | | | | | | | | BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/11/2026 MLU | | | | | | | | | | | |
| 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 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | | | | | | | TOTAL OB/XF 0 | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSVR | | | |
| 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 06/19/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | |