LOT 64 UNIT 17 THREE RIVERS ESTA

777-599, 778-77, DC 1399-535,

BRADBURN MARY L
255 S LONGHOLLOW ROAD
MARYVILLE, TN 37801

2025

00-00-00-00969-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

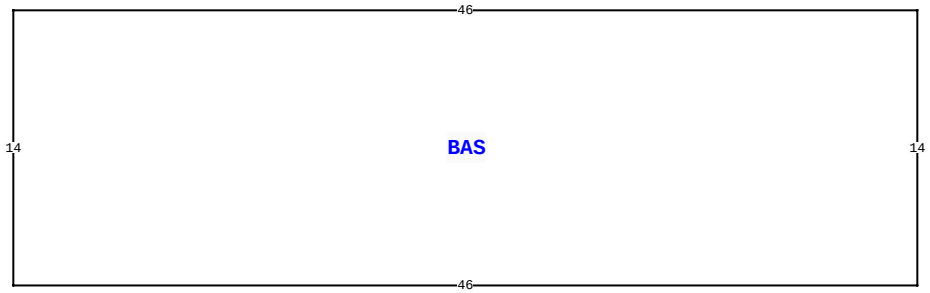
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	100000.17	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	43,223
TOTALS	644			644	43,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	644	110.9000	98.70	63,563	2010	2010	0	0	0	32.00	68.00

1 MANUF 1 – 0% - 0 Heated Area: 644 HX Base Yr



845 SW BOSTON TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 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	43,223
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	68,223
SOH/AGL Deduction	16,128
ASSESSED VALUE	52,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,095
TOTAL JUST VALUE	68,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,114

SALE:2:1: GRANTEE IS REAL ESTATE AGENT-219 SAYS VA

PRMT:1:1: TRAVEL TRAILER

SALE:1:1: LOT 64 UNIT 17 THREE RIVERS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28867	M H	348	09/15/2010
7656	M H	40	10/04/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0778/0077	7/30/1993	WD	Q	I		8,800
GRANTOR: SUSAN BYNUM						
GRANTEE: DEWEY BRADFORD						
0777/0599	7/13/1993	WD	U	I	12	4,000
GRANTOR: DOROTHY DAVIS						
GRANTEE: SUSAN BYNUM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 E46 N14$.

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 01/21/2016 BY DF Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 05/12/2025 BY SYS