LOT 19 UNIT 18 THREE RIVERS ESTA

902-2610,

PETTY THOMAS N/PETTY TERESA K
2520 MCBROOM BRANCH RD
BAXTER, TN 38544

2025

00-00-00-01042-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	01	01

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 02

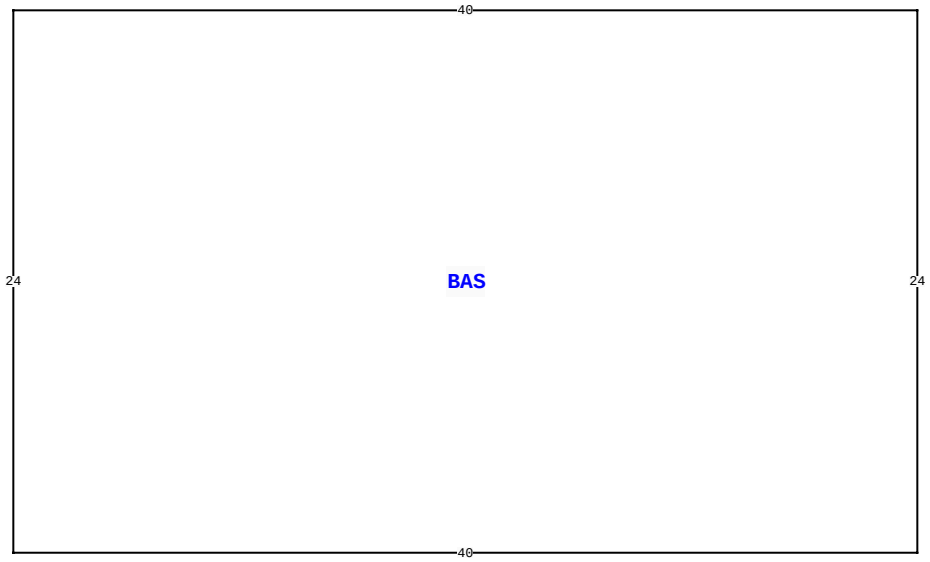
NEIGHBORHOOD/LOC 100000.18 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	13,651
TOTALS	960			960	13,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	59.2500	35.55	34,128	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



322 SW CENTRAL TER, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 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	13,651
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	34,651
SOH/AGL Deduction	14,516
ASSESSED VALUE	20,135
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,135
TOTAL JUST VALUE	34,651
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0902/2610	5/25/2000	WD	Q	V		4,200

GRANTOR: D ROBERTS

GRANTEE: THOMAS & TERESA PET

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 12/11/2015 BY DF Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 08/08/2025 BY SYS