THE N 330 FT OF THE S 1320 FT OF
799-1179, PR 1057-540, WD 1406-2

WILLIAMS KAYLA MARIE
181 SHANNON LANE
ATOKA, TN 38004

2026

06-7S-16-04148-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

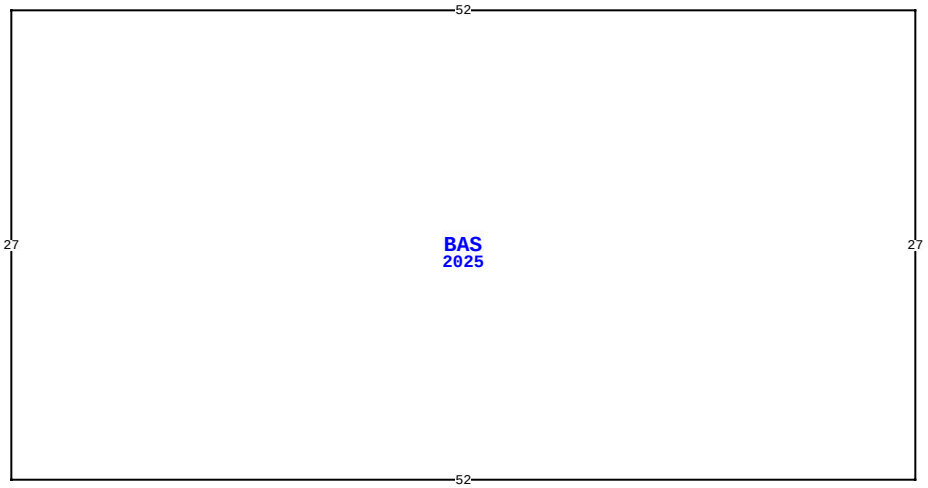
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2025	1,404	160,845
TOTALS	1,404			1,404	160,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,404	113.5000	116.90	164,128	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 0% - 2025 Heated Area: 1404 HX Base Yr



4004 SW WILSON SPRINGS RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	160,845
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	262,845
SOH/AGL Deduction	0
ASSESSED VALUE	262,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	262,845
TOTAL JUST VALUE	262,845
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	262,845

SALE:1:1: $.70 STAMPS (INCLUDED 04148-005)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049908	Mobile Home		05/22/2024
000049868	Right-of-Way Acce		05/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/2418	5/13/2022	WD	Q	V	01	93,000
GRANTOR: PARKER TYLER						
GRANTEE: WILLIAMS KAYLA MARI						
1406/2655	2/21/2020	WD	Q	V	01	45,000
GRANTOR: MICHAEL HOLLANDER						
GRANTEE: TYLER PARKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=21,15] E52 S27 W52 N27 $
.

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	2025	2024		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	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 07/24/2024 BY randall Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/10/2025 BY SYS