

BEG NE COR OF S1/2 OF SW1/4 OF S
1340.71 FT TO NW COR, THENCE S 1
THENCE S 78 DG E 268.01 FT, THEN

SPRINGER JASON A/SPRINGER CHARLOTTE A
191 COUNTY ROAD 490
ETOWAH, TN 37331

2026

11-4S-15-00339-002



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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	11415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	95,399
TOTALS	1,620			1,620	95,399

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0030	BARN,MT	0	0	40	40	1,600.00	UT	9.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.00

REVIEW DATE 07/11/2025 BY TP

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,620	113.9000	107.07	173,453	1999	1999		0	0	45.00	55.00
1 MANUF 1 100% - 2005 Heated Area: 1620 HX Base Yr 2005												
27 60 27 60 BAS												
111 SW SABRE AVE, LAKE CITY												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU												

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0030	BARN,MT	0	0	40	40	1,600.00	UT	9.00	9.00	100	2013	2013	3	100	14,400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	

TOTAL OB/XF										24,100							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	100		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,000

Total Acres: 10.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1			3
VALUATION SUMMARY													

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		95,399	
TOTAL MARKET OB/XF VALUE		24,100	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		209,499	
SOH/AGL Deduction		102,432	
ASSESSED VALUE		107,067	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		51,345	
TOTAL JUST VALUE		209,499	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		209,499	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22571	M H	429	12/07/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1536/1795	3/31/2025	WD	Q	I	01	385,000	
GRANTOR: DELBENE DONNA M							
GRANTEE: SPRINGER JASON A							
1029/1070	10/19/2004	WD	Q	V		50,000	
GRANTOR: ARLENE TAYLOR RICH							
GRANTEE: FRANCIS G & DONNA M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W60 S27 E60 N27\$.									

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