LOT 21 MAY-FAIR S/D.

773-676, POA 777-008, 951-2328,

NIKOLAI ROBERT
1117 PETERSON LN
MARYVILLE, TN 37803

2026

11-4S-16-02911-121

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

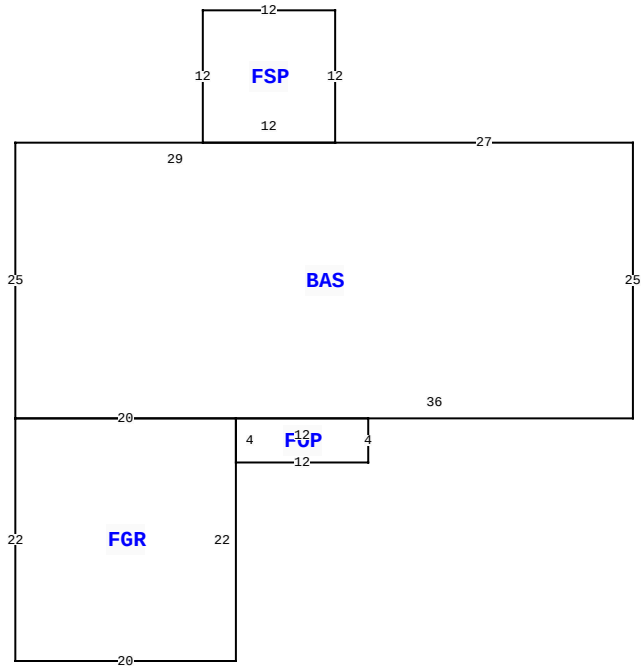
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	08	DECORATIVE 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	127,262
FGR	440	55		242	21,998
FOP	48	30		14	1,273
FSP	144	40		58	5,273
TOTALS	2,032			1,714	155,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,714	120.7800	135.27	231,853	1993	1993	0	0	0	32.80	67.20

1 SINGLE FAM 0% - 0 Heated Area: 1400 HX Base Yr



127 SW PILOTS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	155,805
TOTAL MARKET OB/XF VALUE	3,503
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	194,308
SOH/AGL Deduction	0
ASSESSED VALUE	194,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	194,308
TOTAL JUST VALUE	194,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6366	SFR	34,000	09/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0965/2742	10/22/2002	WD	Q	I		99,000
GRANTOR: DELORES KELLY						
GRANTEE: ROBERT NIKOLAI						
0951/2328	4/16/2002	WD	Q	I	06	100
GRANTOR: DELORES KELLY						
GRANTEE: REVOCABLE INTER VIV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FSP= N12 W12 S12 E12$ W29 S25 FGR= S22 E20 N22 W20$ E20 FOP= S4 E12 N4 W12$ E36 N25$.

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	0166	CONC,PAVMT	0	0	0	0	1,288.00	UT	1.40	1.40	100	0	0	3	100	1,803	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 3,503

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	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/08/2023 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS