

COMM NW COR OF NE1/4 OF NE1/4, E
POB, CONT E 325.33 FT, S 466.41
TO W R/W OF LITTLE RD, S 460.47

CHAUVIN-DUCHESNE RILEY R/CHAUVIN-DUCHESNE SHANNAN
6816 REDTAIL HAWK WAY
KNOXVILLE, TN 37921

2026

12-5S-16-03601-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 80
Exterior Wall	21 STONE 20
Roof Structur	08 IRREGULAR 100
Roof Cover	08 CLAY TILE 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNPLK 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 100
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	01
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NEIGHBORHOOD/LOC	12516.00 1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100		420	47,880
BAS	1,344	100		1,344	153,216
FOP	132	30		40	4,560
PTO	120	5		6	684
UGR	560	45		252	28,728
UST	140	45		63	7,182

TOTALS	2,716			2,125	242,250
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
2	0080	DECKING	0	0	12	16	192.00	UT	5.00	5.00	
3	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	
4	0040	BARN, POLE	0	0	34	36	1,224.00	UT	10.00	10.00	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	
6	0166	CONC, PAVMT	0	0	0	0	3,114.00	UT	2.25	2.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC	
2	0000	C	VAC RES	0		A-1	0.00	0.00	9.07	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,125	127.2348	142.50	302,812	1971	2005	0	0	20.00	80.00
1 SINGLE FAM 0% - 2022 Heated Area: 1764 HX Base Yr											

362 SW LITTLE RD, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
2	0080	DECKING	0	0	12	16	192.00	UT	5.00	5.00	40	1993	1993	3	40	384	
3	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	75	1993	1993	3	75	450	
4	0040	BARN, POLE	0	0	34	36	1,224.00	UT	10.00	10.00	100	1993	1993	3	100	12,240	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,000	
6	0166	CONC, PAVMT	0	0	0	0	3,114.00	UT	2.25	2.25	100	2009	2009	3	100	7,007	

TOTAL OB/XF											
26,081											

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		242,250	
TOTAL MARKET OB/XF VALUE		26,081	
TOTAL LAND VALUE - MARKET		90,630	
TOTAL MARKET VALUE		358,961	
SOH/AGL Deduction		0	
ASSESSED VALUE		358,961	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		358,961	
TOTAL JUST VALUE		358,961	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		361,989	

SALE:2:1: \$.70 STAMPS
SALE:1:1: REMOVING ZENA'S NAME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053383	Roof Replacement	26,000	06/16/2025

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1444/887	8/04/2021	WD	Q	I	01	330,000	
GRANTOR: SCHMIDT DAVID D							
GRANTEE: CHAUVIN-DUCHESNE RI							
0885/1725	8/02/1999	WD	Q	I		92,000	
GRANTOR: HANCOCK							
GRANTEE: SCHMIDT'S							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W48 UST= W20 UGR= W20 S28 E20 N28\$ S7 E20 N7\$ S7 BAS= W20 S21 PTO= S6 E20 N6 W20\$ E20 N21 \$ S21 FOP= S6 E22 N6 W22\$ E48 N28\$.											