LOT 13 BLOCK A PERRY PLACE S/D.

771-1124, WD 1001-2814, WD 1033-

PHELPS DANNY KEITH/PHELPS JESSICA LEANN NICOLE
1415 ELK CREEK RD
CUMBERLAND CITY, TN 37050

2026

15-4S-17-08355-113

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

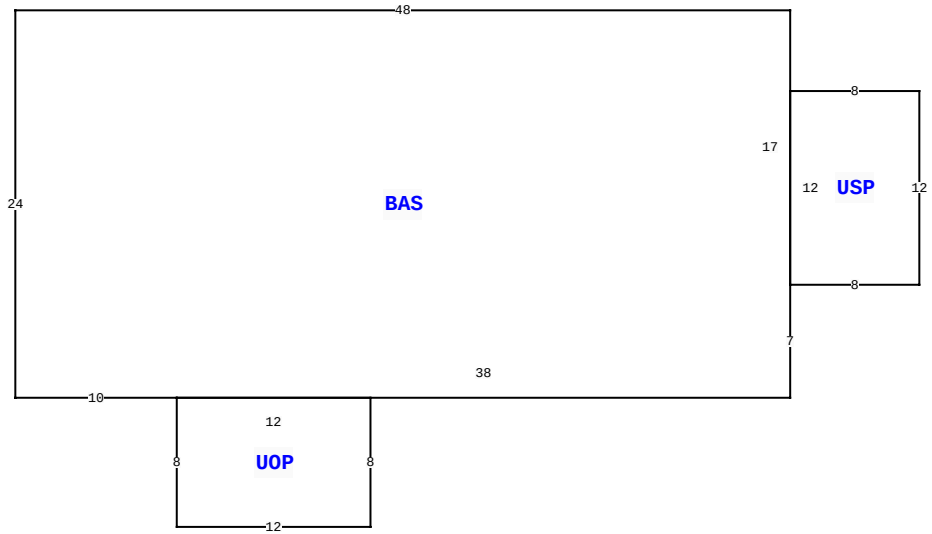
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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		MKT AREA 06
NEIGHBORHOOD/LOC	15417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	31,491
UOP	96	25		24	656
USP	96	35		34	930
TOTALS	1,344			1,210	33,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,210	113.9000	68.34	82,691	2000	2000	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1152 HX Base Yr



469 SE SHARON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	33,076
TOTAL MARKET OB/XF VALUE	3,400
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	58,976
SOH/AGL Deduction	0
ASSESSED VALUE	58,976
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,976
TOTAL JUST VALUE	58,976
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,976

PRMT:1:1: DALE WHITEHEAD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14856	M H	125	12/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/1202	1/12/2018	WD	U	I	11	100
GRANTOR: DANNY KEITH PHELPS (R						
GRANTEE: DANNY KEITH & JESSI						
1287/1595	1/13/2015	LE	U	I	14	100
GRANTOR: DAISY R PHELPS (LIFE						
GRANTEE: DANNY KEITH PHELPS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E10 UOP= S8 E12 N8 W12$ E38 N7 USP= E8 N12 W8 S12$ N17$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
2	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 3,400

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		RMH-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/20/2017 BY BC Total Acres: 1.00 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS