

COMM SW COR OF NW1/4 OF SE1/4,  
RUN E 170 FT, N 49 FT TO W R/W  
STARLING ST, CONT N 517.10 FT

PEGNETTER SHARON  
3196 ALVIN YORK HWY  
WHITWELL, TN 37397

2026

21-3S-16-02239-134



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 31  | VINYL SID 100  |
| Roof Structur            | 03  | GABLE/HIP 100  |
| Roof Cover               | 12  | MODULAR MT 100 |
| Interior Wall            | 05  | DRYWALL 100    |
| Interior Floor           | 14  | CARPET 90      |
| Interior Floor           | 06  | VINYL ASB 10   |
| Air Condition            | 03  | CENTRAL 100    |
| Heating Type             | 04  | AIR DUCTED 100 |
| Bedrooms                 |     | 3 100          |
| Bathrooms                |     | 1.5 100        |
| Frame                    | 01  | NONE 100       |
| Stories                  | 1.5 | 1.5 100        |
| Architectural            | 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 |
| NEIGHBORHOOD/LOC | 21316.040 1.00/    |             |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 410              | 100         |      | 410          | 36,604               |
| FUS       | 528              | 100         |      | 528          | 47,139               |
| UDU       | 80               | 55          |      | 44           | 3,928                |
| UOP       | 72               | 20          |      | 14           | 1,250                |
| UOP       | 144              | 20          |      | 29           | 2,589                |
| UST       | 72               | 45          |      | 32           | 2,857                |

|        |       |  |  |       |        |
|--------|-------|--|--|-------|--------|
| TOTALS | 1,306 |  |  | 1,057 | 94,366 |
|--------|-------|--|--|-------|--------|

| EXTRA FEATURES |            |             |     |     |   |   |        |    |           |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R     |
| 1              | 0120       | CLFENCE 4   | 0   | 0   | 0 | 0 | 120.00 | UT | 7.50      |
| 2              | 0252       | LEAN-TO W/  | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00      |
| 3              | 0294       | SHED WOOD/  | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00      |
| 4              | 0169       | FENCE/WOOD  | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00      |
| 5              | 0169       | FENCE/WOOD  | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00      |
| 6              | 0294       | SHED WOOD/  | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00      |
| 7              | 0030       | BARN, MT    | 0   | 0   | 0 | 0 | 1.00   | UT | 12,000.00 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 0   |     | RSF/MH   | 0.00  | 0.00  | 1.00        |

REVIEW DATE 02/09/2023 BY KS

| MARKET ADJUSTMENTS               |     |           |             |                |                |      |      |      |      |      |        |       |  |
|----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 0100                             | 01  | 1,057     | 122.6295    | 137.35         | 145,179        | 1982 | 1982 | 0    | 0    | 0    | 35.00  | 65.00 |  |
| 1 SINGLE FAM 0% - 0              |     |           |             |                |                |      |      |      |      |      |        |       |  |
| Heated Area: 938 HX Base Yr      |     |           |             |                |                |      |      |      |      |      |        |       |  |
|                                  |     |           |             |                |                |      |      |      |      |      |        |       |  |
|                                  |     |           |             |                |                |      |      |      |      |      |        |       |  |
| BLD DATE<br>XF DATE<br>INC DATE  |     |           |             |                |                |      |      |      |      |      |        |       |  |
| LGL DATE<br>LAND DATE<br>AG DATE |     |           |             |                |                |      |      |      |      |      |        |       |  |
| 04/08/2025 MLU                   |     |           |             |                |                |      |      |      |      |      |        |       |  |

200 NW STARLING TER, LAKE CITY

| 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   | 0120       | CLFENCE 4   | 0   | 0   | 0 | 0 | 120.00 | UT | 7.50      | 7.50           | 100       | 2008    | 2008        | 3   | 100    | 900             |       |
| 2   | 0252       | LEAN-TO W/  | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00      | 0.00           | 100       | 2008    | 2008        | 3   | 100    | 100             |       |
| 3   | 0294       | SHED WOOD/  | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00      | 0.00           | 100       | 2014    | 2014        | 3   | 100    | 800             |       |
| 4   | 0169       | FENCE/WOOD  | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00      | 0.00           | 100       | 2014    | 2014        | 3   | 100    | 300             |       |
| 5   | 0169       | FENCE/WOOD  | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00      | 0.00           | 100       | 2018    | 2018        | 3   | 100    | 1,000           |       |
| 6   | 0294       | SHED WOOD/  | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00      | 0.00           | 100       | 2018    | 2018        | 3   | 100    | 1,500           |       |
| 7   | 0030       | BARN, MT    | 0   | 0   | 0 | 0 | 1.00   | UT | 12,000.00 | 12,000.00      | 100       | 2023    | 2022        | 100 | 100    | 12,000          |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 0   |     | RSF/MH   | 0.00  | 0.00  | 1.00        |

Total Acres: 0.51 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000

| COLUMBIA COUNTY PROPERTY      |  |           |  |              |  |           |        |           |               | 2 |
|-------------------------------|--|-----------|--|--------------|--|-----------|--------|-----------|---------------|---|
| PAGE 1 of 1                   |  |           |  |              |  |           |        |           |               |   |
| VALUATION SUMMARY             |  |           |  |              |  |           |        |           |               |   |
| VALUATION BY                  |  |           |  |              |  | STANDARD  |        |           |               |   |
| Tax Group: 2                  |  |           |  |              |  | Tax Dist: |        |           |               |   |
| BUILDING MARKET VALUE         |  |           |  |              |  | 94,366    |        |           |               |   |
| TOTAL MARKET OB/XF VALUE      |  |           |  |              |  | 16,600    |        |           |               |   |
| TOTAL LAND VALUE - MARKET     |  |           |  |              |  | 26,000    |        |           |               |   |
| TOTAL MARKET VALUE            |  |           |  |              |  | 136,966   |        |           |               |   |
| SOH/AGL Deduction             |  |           |  |              |  | 0         |        |           |               |   |
| ASSESSED VALUE                |  |           |  |              |  | 136,966   |        |           |               |   |
| TOTAL EXEMPTION VALUE         |  |           |  |              |  | 0         |        |           |               |   |
| BASE TAXABLE VALUE            |  |           |  |              |  | 136,966   |        |           |               |   |
| TOTAL JUST VALUE              |  |           |  |              |  | 136,966   |        |           |               |   |
| NCON VALUE                    |  |           |  |              |  | 0         |        |           |               |   |
| INCOME VALUE                  |  |           |  |              |  |           |        |           |               |   |
| PREVIOUS YEAR MKT VALUE       |  |           |  |              |  | 136,966   |        |           |               |   |
| LAND:1:1: 0.50 ACRE           |  |           |  |              |  |           |        |           |               |   |
|                               |  |           |  |              |  |           |        |           |               |   |
|                               |  |           |  |              |  |           |        |           |               |   |
|                               |  |           |  |              |  |           |        |           |               |   |
|                               |  |           |  |              |  |           |        |           |               |   |
|                               |  |           |  |              |  |           |        |           |               |   |
|                               |  |           |  |              |  |           |        |           |               |   |
|                               |  |           |  |              |  |           |        |           |               |   |
|                               |  |           |  |              |  |           |        |           |               |   |
|                               |  |           |  |              |  |           |        |           |               |   |
| SALES DATA                    |  |           |  |              |  |           |        |           |               |   |
| OFF RECORD<br>Number          |  | DATE      |  | TYPE<br>INST |  | Q<br>U    | V<br>I | RSN<br>CD | SALE<br>PRICE |   |
| 1044/2008                     |  | 4/14/2005 |  | WD           |  | Q         | I      | 06        | 38,400        |   |
| GRANTOR: JAMES PEGNETTER      |  |           |  |              |  |           |        |           |               |   |
| GRANTEE: SHARON PEGNETTER     |  |           |  |              |  |           |        |           |               |   |
| 0926/0017                     |  | 5/04/2001 |  | WD           |  | Q         | I      |           | 39,000        |   |
| GRANTOR: DANIEL & SUSAN EVANS |  |           |  |              |  |           |        |           |               |   |
| GRANTEE: JAMES PEGNETTER      |  |           |  |              |  |           |        |           |               |   |

| BUILDING NOTES                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS= W22 S18 E14 S2 E7 N2 E1 UOP= E8 N9 W8 S9\$ N9 UST= E8 N9 W8 S9\$ N9 \$PTR= N40 UDU= N8 W10 S8 E10\$S40\$ PTR=N40 E50 UOP= N18 W8 FUS= N2 W24 S22 E24 N20\$ S18 E8\$ S40 W50\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |
| OTHER ADJUSTMENTS AND NOTES                                                                                                                                                         |  |  |  |  |  |  |  |  |  |  |  |  |  |
| YEAR DENSITY DECL FRZ YR CONSRV                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |

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