THAT PART OF NW1/4 OF NW1/4 AS L
SW'LY R/W CR-250 & BEG AT NW COR
NW1/4, RUN E 965.50 FT TO W R/W

WAYNICK BECKY ROWAN
602 PAGE DRIVE
MOUNT JULIET, TN 37122

2026

23-3S-16-02270-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	102,060
TOTAL MARKET VALUE	6,488
SOH/AGL Deduction	0
ASSESSED VALUE	6,488
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,488
TOTAL JUST VALUE	102,060
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/1951	3/28/2018	WD	U	V	11	100
GRANTOR: ROWAN VELVA S						
GRANTEE: WAYNICK BECKY ROWAN						
0971/0406	12/09/2002	WD	Q	V	06	120,000
GRANTOR: WILLIAM C ROWAN						
GRANTEE: THOMAS EARL & VELVA						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5500	A	TIMBER 2	0		00	0.00	0.00	14.58	AC		1.00	1.00	1.00	445.00	445.00	6,488							
2	9910	M	MKT.VAL.AG	0		00	0.00	0.00	14.58	AC		1.00	1.00	1.00	7,000.00	7,000.00	102,060							

REVIEW DATE 05/15/2023 BY JB Total Acres: 14.58 Total Land Value: 6,488 Market: 102,060 Agricultural: 6,488 Common: 0 PRINTED 11/19/2025 BY SYS