LOT 11 FAIRVIEW EST S/D, EX
THE N 109 FT DESC IN ORB 1089-443, 451-737, 790-924,WD 1086-

COX LYNN J
260 CICERO AVE
GREENEVILLE, TN 37743

**2026**

**26-7S-16-04323-011**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |

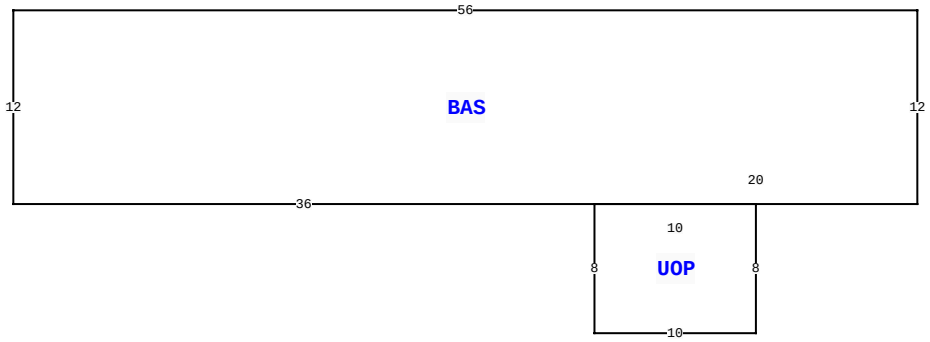
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 26716.010 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 672 | 100 | | 672 | 15,806 |
| UOP | 80 | 25 | | 20 | 470 |
| TOTALS | 752 | | | 692 | 16,276 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 692 | 98.0000 | 58.80 | 40,690 | 1981 | 1990 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr




295 SW NANTUCKETT PL, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2024 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 16,276 |
| TOTAL MARKET OB/XF VALUE | 7,300 |
| TOTAL LAND VALUE - MARKET | 26,250 |
| TOTAL MARKET VALUE | 49,826 |
| SOH/AGL Deduction | 9,301 |
| ASSESSED VALUE | 40,525 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 40,525 |
| TOTAL JUST VALUE | 49,826 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 49,826 |

XFOB:2:1: FIES ID#FDGAM1443 ORB 790-924
SALE:1:1: MARTIN BUYS AND SELLS REAL ESTATE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045561 | Electrical Servic | 0 | 09/26/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1374/0665 | 3/02/2011 | WD | Q | I | 01 | 35,100 |
| GRANTOR: HERMAN E MARTIN | | | | | | |
| GRANTEE: LYNN J COX | | | | | | |
| 1210/1613 | 2/16/2011 | CT | U | I | 18 | 100 |
| GRANTOR: P DEWITT CASON (CLERK | | | | | | |
| GRANTEE: HERMAN E MARTIN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S12 E36 UOP= S8 E10N8 W10$ E20 N12$.

## 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 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2010 | 2010 | 3 | 100 | 300 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,300

| 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 | | A-1 | 200.00 | 266.00 | 1.00 | LT | | 1.00 | 1.00 | 1.05 | 25,000.00 | 26,250.00 | 26,250 | | | | | | | |

REVIEW DATE 10/03/2022 BY Total Acres: 1.22 Total Land Value: 26,250 Market: 0 Agricultural: 0 Common: 26,250 PRINTED 11/17/2025 BY SYS