THE N 109 FT OF LOT 11, FAIRVIEW
WD 1089-443,

COX LYNN J
260 CICERO AVE
GREENVILLE, TN 37743

2026

26-7S-16-04323-044

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	03

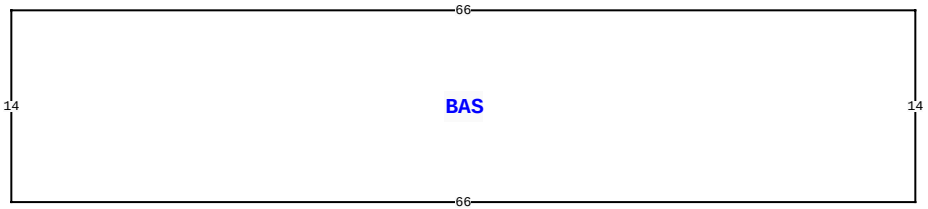
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26716.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	17,944
TOTALS	924			924	17,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	80.9100	48.55	44,860	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



277 SW NANTUCKETT PL, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	17,944
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	27,500
TOTAL MARKET VALUE	48,444
SOH/AGL Deduction	8,785
ASSESSED VALUE	39,659
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,659
TOTAL JUST VALUE	48,444
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25055	M H	293	09/29/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1089/0443	7/08/2006	WD	Q	V		25,000

GRANTOR: JIMMIE L HAGAN
GRANTEE: LYNN J COX

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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	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 3,000

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			200.00	109.00	1.00	LT		1.00	1.00	1.10	25,000.00	27,500.00	27,500							

REVIEW DATE 07/22/2015 BY TW Total Acres: 0.50 Total Land Value: 27,500 Market: 0 Agricultural: 0 Common: 27,500 PRINTED 11/19/2025 BY SYS