LOTS 4 & 5 SHADY ACRES S/D.
364-528, 613-634, 640-757, 660-2

HINKLE MARGARET/WHITE TIA
304 BAKER CIR
MAYNARDVILLE, TN 37807

2026

27-4S-16-03216-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

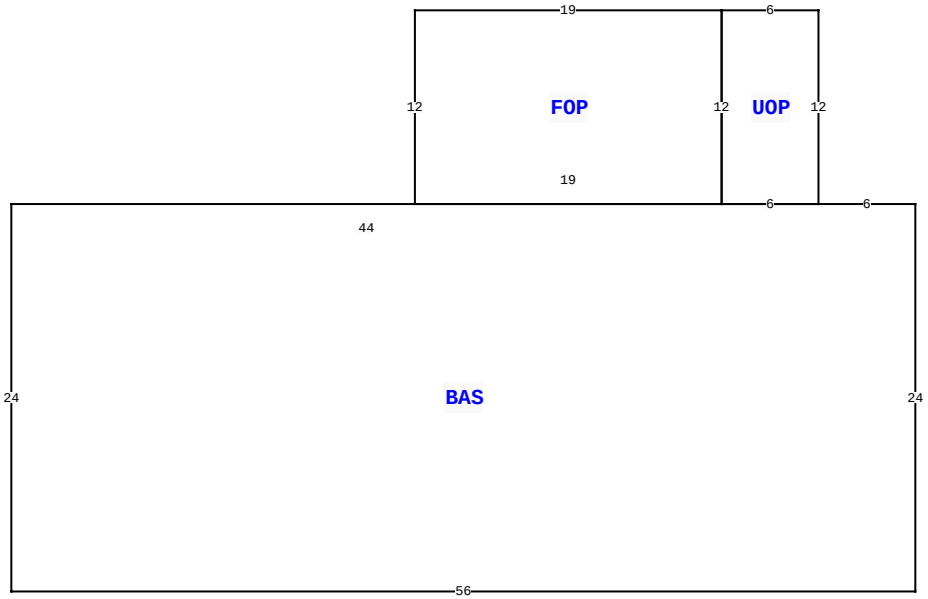
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	27416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	28,192
FOP	228	35		80	1,678
UOP	72	25		18	378
TOTALS	1,644			1,442	30,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,442	87.3990	52.44	75,618	1976	1976	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1344 HX Base Yr



264 SW PRECISION LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	30,247
TOTAL MARKET OB/XF VALUE	16,977
TOTAL LAND VALUE - MARKET	36,800
TOTAL MARKET VALUE	84,024
SOH/AGL Deduction	3,150
ASSESSED VALUE	80,874
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,874
TOTAL JUST VALUE	84,024
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/725	1/13/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (WILEY						
GRANTEE: HINKLE MARGARET						
0660/0287	7/11/1988	WD	U	I		3,400
GRANTOR: DICKS RODNEY S &						
GRANTEE: CAMPER WILEY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N12 W6 S12 E6$ W6 FOP= N12 W19 S12 E19 $ W44 S24 E56 N24$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0210	GARAGE U	0	0	28	32	896.00	UT	18.00	18.00	60	1993	1993	3	60	9,677	
3	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 16,977

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	0102	C	SFR/MH	0		A-1	320.00	310.00	2.00	LT		1.00	1.00	0.80	23,000.00	18,400.00	36,800							

REVIEW DATE 07/16/2019 BY KR Total Acres: 2.28 Total Land Value: 36,800 Market: 0 Agricultural: 0 Common: 36,800 PRINTED 10/06/2025 BY SYS