

BEG NE COR OF S1/2 OF SW1/4 OF S  
1340.71 FT TO NW COR, THENCE S 1  
THENCE S 78 DG E 268.01 FT, THEN

SPRINGER JASON A/SPRINGER CHARLOTTE A  
191 COUNTY ROAD 490  
ETOWAH, TN 37331

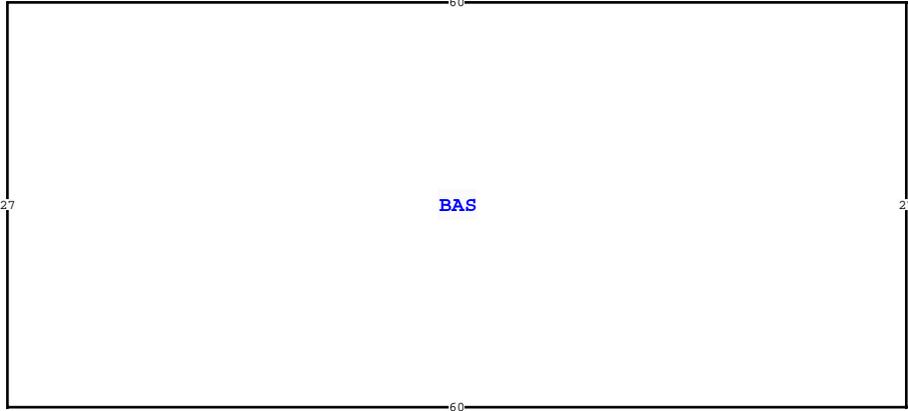
2026

11-4S-15-00339-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	11415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		144,848

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	0%	- 2026								
					Heated Area: 1620							
						HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		144,848	
TOTAL MARKET OB/XF VALUE		40,350	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		280,198	
SOH/AGL Deduction		0	
ASSESSED VALUE		280,198	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		280,198	
TOTAL JUST VALUE		280,198	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		209,499	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22571	M H	429	12/07/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/1795	3/31/2025	WD	Q	I	01	385,000
GRANTOR: DELBENE DONNA M						
GRANTEE: SPRINGER JASON A						
1029/1070	10/19/2004	WD	Q	V		50,000
GRANTOR: ARLENE TAYLOR RICH						
GRANTEE: FRANCIS G & DONNA M						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004
2	0030	BARN,MT	0	0	40	40	1,600.00	UT	9.00	9.00	100	2013
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013
6	0030	BARN,MT	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2026
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026
8	0261	PRCH, UOP	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026

TOTAL OB/XF												
40,350												
111 SW SABRE AVE, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/04/2026 MLU												

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W60 S27 E60 N27\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0200	C	MBL HM	0		A-1	0.00	0.00	10.00	AC		1.00