

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

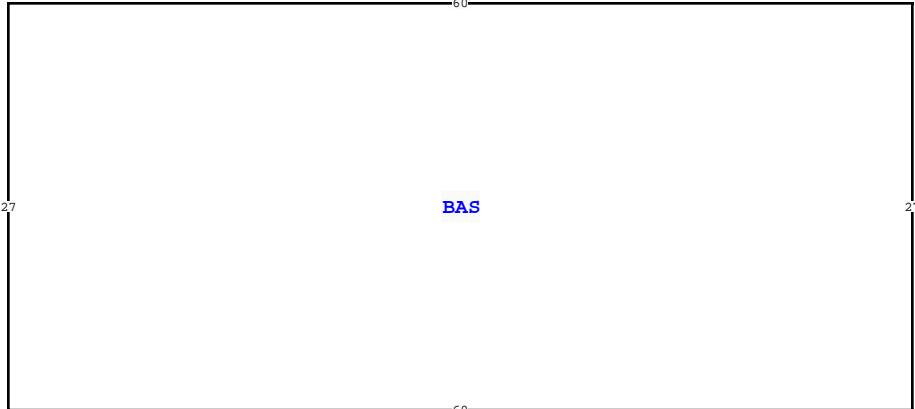
2026

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		141,841

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,620	117.9000	110.83	179,545	1999	2015		0	0	21.00	79.00
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			141,841
TOTAL MARKET OB/XF VALUE			40,350
TOTAL LAND VALUE - MARKET			95,000
TOTAL MARKET VALUE			277,191
SOH/AGL Deduction			0
ASSESSED VALUE			277,191
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			277,191
TOTAL JUST VALUE			277,191
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055816	Generator		06/03/2026
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												
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													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000								