LOT 10 CARDINAL FARMS UNREC: COM
SEC, RUN W 3266.86 FT, NE 510.42
N 594.72 FT, E 843.44 FT TO W R/

STRICKLAND MEGAN L/STRICKLAND JOHN S
551 OXFORD RD
JEFFERSON CITY, TN 37760

2027

11-6S-16-03815-110

BUILDING CHARACTERISTICS

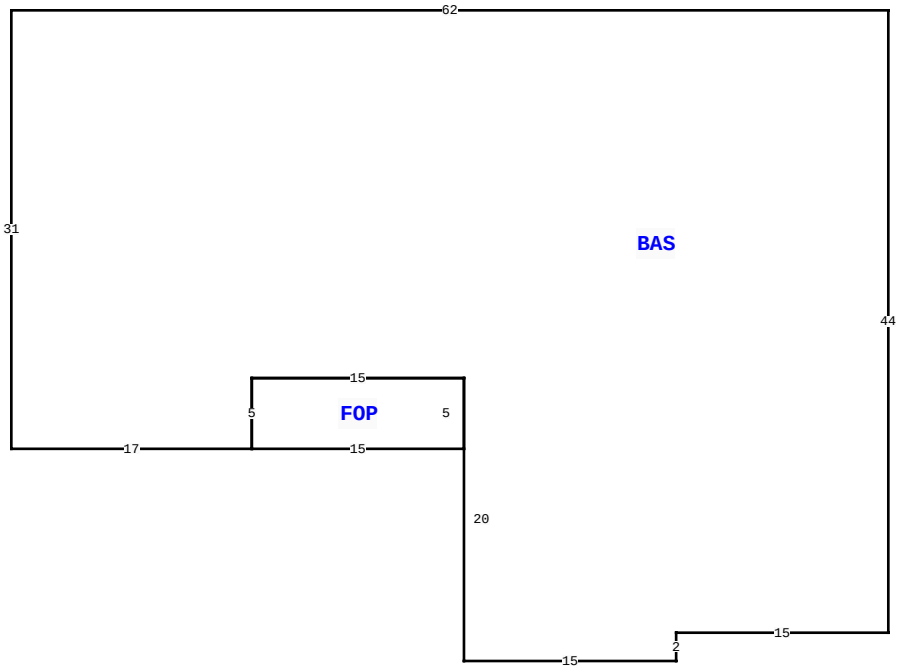
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,267	100		2,267	133,002
FOP	75	35		26	1,525
TOTALS	2,342			2,293	134,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,293	114.7000	106.67	244,594	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 0% - 2024 Heated Area: 2267 HX Base Yr



487 SW CROWNHILL CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	01/31/2023 SPF

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	2010	2010	3	100	1,200	
2	0070	CARPORT UF	0	0	36	32	1,152.00	UT	1.50	1.50	100	2010	2010	3	100	1,728	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
5	0327	STABLES-SM	0	0	60	36	2,160.00	UT	8.00	8.00	100	2010	2010	3	100	17,280	
6	0263	PRCH,USP	0	0	16	16	256.00	UT	15.00	15.00	100	2014	2014	3	100	3,840	
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
9	0060	CARPORT F	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2020		100	3,500	
10	0040	BARN,POLE	0	0	0	0	1.00	UT	12,000.00	12,000.00	100	2026	2025		100	12,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	134,527
TOTAL MARKET OB/XF VALUE	58,248
TOTAL LAND VALUE - MARKET	177,552
TOTAL MARKET VALUE	210,124
SOH/AGL Deduction	0
ASSESSED VALUE	210,124
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,124
TOTAL JUST VALUE	370,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,777

SALE:1:1: 10.01 AC (FAMILY TRANSACTION)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40372	ELECTRICAL	0	08/17/2020
33875	M H	425	03/21/2016
31976	ADDN SFR	100	05/21/2014
31072	M H	520	05/22/2013
26463	M H	594	11/29/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1597	8/12/2022	QC	U	I	11	100
GRANTOR: STRICKLAND MEGAN L FK						
GRANTEE: STRICKLAND MEGAN L						
1094/1960	8/23/2006	WD	Q	V	04	0
GRANTOR: SUBRANDY						
GRANTEE: COLQUHOUN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S31 E17 FOP= E15 N5 W15 S5$ N5 E15 S20 E15 N2 E15 N44$.

LAND DESCRIPTION

TOTAL OB/XF 54,248

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	0.00	0.00	1.54	AC		1.00	1.00	1.00	8,000.00	8,000.00	12,320							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	17.96	AC		1.00	1.00	1.00	280.00	280.00	5,029							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	17.96	AC		1.00	1.00	1.15	8,000.00	9,200.00	165,232							

REVIEW DATE 11/28/2026 BY KS Total Acres: 19.50 Total Land Value: 17,349 Market: 165,232 Agricultural: 5,029 Common: 12,320 PRINTED 11/17/2026 BY SYS

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N 594.72 FT, E 843.44 FT TO W R/

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2027

11-6S-16-03815-110

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BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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GRANTEE: STRICKLAND MEGAN L						
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GRANTOR: SUBRANDY						
GRANTEE: COLQUHOUN						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0166	CONC,PAVMT	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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

REVIEW DATE 11/28/2026 BY KS Total Acres: 19.50 Total Land Value: 17,349 Market: 165,232 Agricultural: 5,029 Common: 12,320 PRINTED 11/17/2026 BY SYS