

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/

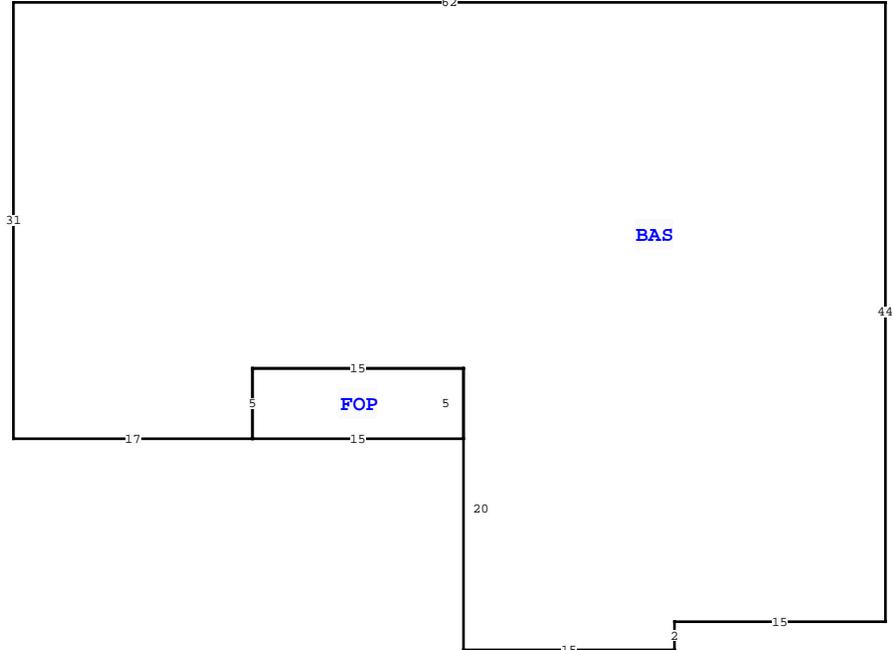
STRICKLAND MEGAN L/STRICKLAND JOHN S
551 OXFORD RD
JEFFERSON CITY, TN 37760

2026

11-6S-16-03815-110

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|---------------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 70 |
| Interior Floor | 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 Units | 01 | CONV | 100 |
| | | 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 |
| BAS | 2,267 | 100 | |
| FOP | 75 | 35 | |
| TOTALS | 2,342 | | |
| | | | 2,293 138,865 |

| 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 | 110.11 | 252,482 | 2001 | 2001 | 0 | 0 | 45.00 | 55.00 |
| 1 MANUF 1 0% - 2024 Heated Area: 2267 HX Base Yr | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 | |
|--|-------------|-----------|------------|-------------|--------|------------|
| VALUATION SUMMARY | | | | | | |
| VALUATION BY | | | | STANDARD | | |
| Tax Group: 3 | | | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | | 138,865 | | |
| TOTAL MARKET OB/XF VALUE | | | | 42,248 | | |
| TOTAL LAND VALUE - MARKET | | | | 177,552 | | |
| TOTAL MARKET VALUE | | | | 198,462 | | |
| SOH/AGL Deduction | | | | 0 | | |
| ASSESSED VALUE | | | | 198,462 | | |
| TOTAL EXEMPTION VALUE | | | | 0 | | |
| BASE TAXABLE VALUE | | | | 198,462 | | |
| TOTAL JUST VALUE | | | | 358,665 | | |
| NCON VALUE | | | | 0 | | |
| INCOME VALUE | | | | 0 | | |
| PREVIOUS YEAR MKT VALUE | | | | 311,389 | | |
| 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\$. | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND |
| 1 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 2 | 0070 | CARPORT UF | 0 | 0 | 36 | 32 | 1,152.00 | UT | 1.50 | 1.50 | 100 |
| 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 |
| 5 | 0327 | STABLES-SM | 0 | 0 | 60 | 36 | 2,160.00 | UT | 8.00 | 8.00 | 100 |
| 6 | 0263 | PRCH, USP | 0 | 0 | 16 | 16 | 256.00 | UT | 15.00 | 15.00 | 100 |
| 7 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 |
| 8 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 9 | 0060 | CARPORT F | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 |

| TOTAL OB/XF | | | | | | | | | | | | 42,248 | | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 | | | | | | | |

| 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 | DPHT 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 | | | | | | | | |

| 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 | DPHT 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 | | | | | | | | |