N1/2 OF N1/2 OF LOT 6 N OF GS & S/D EX RD & PART OF AN UNNAMED, CNTY RD LYING N OF NE TRACK DR &

MAXWELL KEITH
396 FERNVALE CT
CLARKSVILLE, TN 37043

2027

33-3S-17-06293-000

BUILDING CHARACTERISTICS

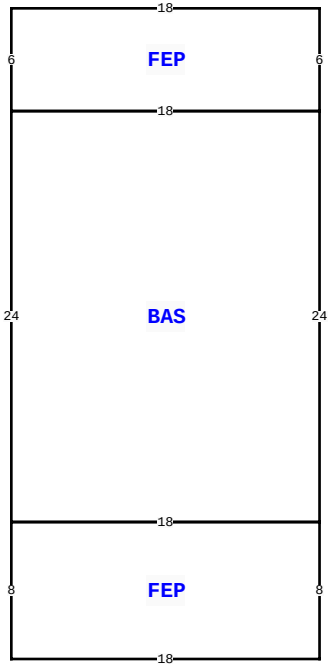
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100		432	20,424
FEP	108	80		86	4,066
FEP	144	80		115	5,437
TOTALS	684			633	29,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	633	78.1432	85.96	54,413	1945	1945	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 432 HX Base Yr



1768 NE WASHINGTON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	29,927
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	7,980
TOTAL MARKET VALUE	40,307
SOH/AGL Deduction	0
ASSESSED VALUE	40,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,307
TOTAL JUST VALUE	40,307
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33687	MAINT/ALTR	45	01/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1312	2/05/2024	LE	U	I	14	100
GRANTOR: MAXWELL HERCULES						
GRANTEE: MAXWELL HERCULES (E						
1405/1477	2/11/2020	LE	U	I	14	100
GRANTOR: HERCULES MAXWELL						
GRANTEE: HERCULES MAXWELL (E						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N6 W18 S6 E18$ BAS= W18S24 FEP= S8 E18 N8 W18$ E18 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	50	
3	0166	CONC,PAVMT	0	0	0	0	800.00	UT	2.00	2.00	50	2017	2017	3	50	800	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
6	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
7	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1950	1950	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	0100	C	SFR	0		00	0.00	0.00	0.34	AC		1.00	1.00	1.00	11,800.00	11,800.00	4,012							
2	0700	C	MISC RES	0			0.00	0.00	0.18	AC		1.00	1.00	1.00	12,400.00	12,400.00	2,232							
3	0700	C	MISC RES	0		00	0.00	0.00	0.14	AC		1.00	1.00	1.00	12,400.00	12,400.00	1,736							

REVIEW DATE 09/29/2016 BY HC Total Acres: 0.66 Total Land Value: 7,980 Market: 0 Agricultural: 0 Common: 7,980 PRINTED 11/17/2026 BY SYS