LOT 27 BLOCK B MAULDIN WOODLANDS
833-164, 867-1209, 887-255, DC 1

PRITCHARD HEATHER/PRITCHARD JOHN
312 TYNE BLVD
OLD HICKORY, TN 37138

2026

33-4S-16-03265-227

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

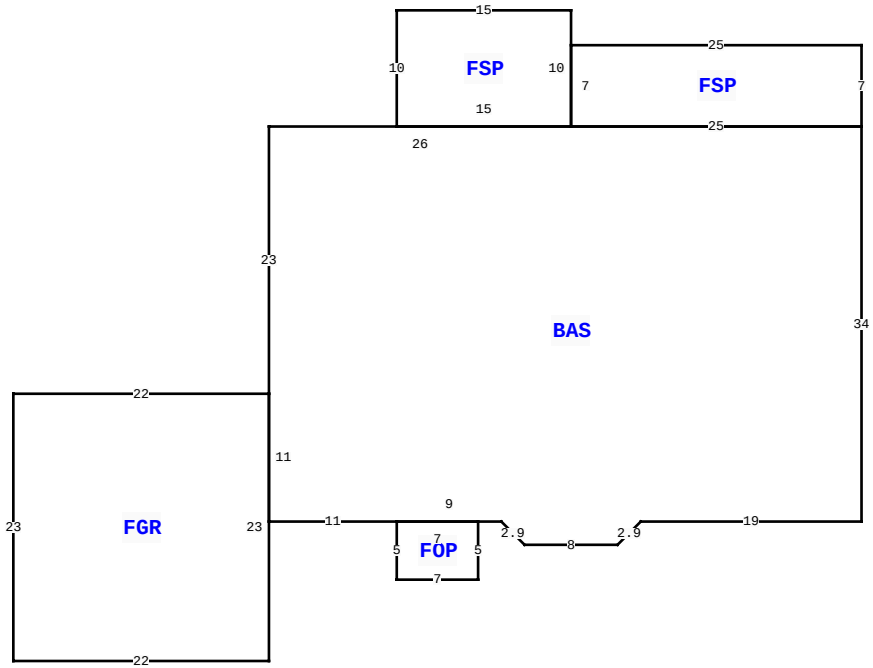
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	33416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,754	100		1,754	168,437
FGR	506	55		278	26,696
FOP	35	30		10	960
FSP	150	40		60	5,762
FSP	175	40		70	6,722
TOTALS	2,620			2,172	208,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,172	114.8400	130.92	284,358	1999	1999	0	0	0	26.65	73.35

1 SINGLE FAM 0% - 0 Heated Area: 1754 HX Base Yr



255 SW FOXBORO PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

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	0280	POOL R/CON	0	0	11	23	253.00	UT	70.00	70.00	100	2001	2001	3	40	7,084	
2	0282	POOL ENCL	0	0	21	41	861.00	UT	15.00	15.00	100	2001	2001	3	40	5,166	
3	0070	CARPORT UF	0	0	20	18	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	208,577
TOTAL MARKET OB/XF VALUE	13,750
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	282,327
SOH/AGL Deduction	0
ASSESSED VALUE	282,327
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,327
TOTAL JUST VALUE	282,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,512

LAND:1:1: 5.00 AC

SALE:1:1: 5.00 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37267	MAINT/ALTR	75	09/28/2018
17430	POOL	120	09/18/2000
15068	SFR	270	02/11/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/1230	12/12/2018	WD	Q	I	01	185,000
GRANTOR: J BRAYMAN SELF TRUST						
GRANTEE: HEATHER & JOHN PRIT						
0867/1209	8/19/1998	WD	Q	V		22,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: JAMES J & IREEN N B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= N10 W15 S10 E15$ W26 S23 FGR= W22 S23 E22 N23$ S11 E11 FOP= S5 E7 N5 W7$ E9 D2 R2 E8 R2 U2 E19 N34$ FSP= N7 W25 S7 E25$.

LAND DESCRIPTION

TOTAL OB/XF 13,750

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/21/2026 BY JB Total Acres: 5.01 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 05/08/2026 BY SYS