LOTS 1 & LOT 2 BLK 9 COUNTRY CLU
S/D.

FERGUSON FAMILY TRUST DATED DECEMBER 4, 2024
222 SAILBOAT DR
NASHVILLE, TN 37217

2027

34-3S-17-07183-000

BUILDING CHARACTERISTICS

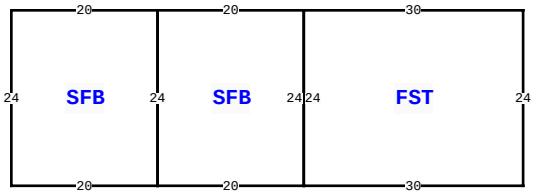
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.070	1.00/

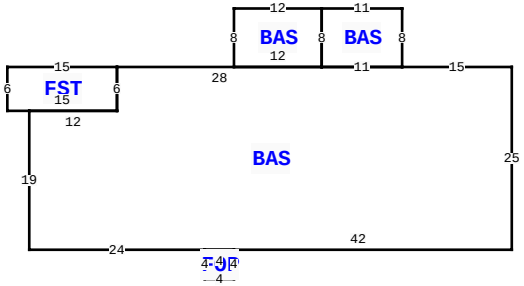
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	88	100		88	3,842
BAS	96	100		96	4,191
BAS	1,578	100		1,578	68,894
FOP	16	30		5	218
FST	90	55		50	2,183
FST	720	55		396	17,289
SFB	480	80		384	16,765
SFB	480	80		384	16,765
TOTALS	3,548			2,981	130,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,981	72.1620	79.38	236,632	1961	1961	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2025 Heated Area: 2722 HX Base Yr





184 SE BEECH ST, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,148
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	35,550
TOTAL MARKET VALUE	166,598
SOH/AGL Deduction	0
ASSESSED VALUE	166,598
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,598
TOTAL JUST VALUE	166,598
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,958

SALE:4:1: LOTS 1 & 2 BLOCK 9 COUNTRY CLUB ESTATES

SALE:2:1: LOTS 1 & 2 BLOCK 9 COUNTRY CLUB EST REPL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047658	Roof Replacement	11,000	07/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/49	12/04/2024	QC	U	I	11	100
GRANTOR: FERGUSON LEONARDO M						
GRANTEE: FERGUSON FAMILY TRU						
1224/2156	11/03/2011	WD	U	I	12	70,000
GRANTOR: PEOPLES STATE BANK						
GRANTEE: LEONARDO M & CLARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 BAS= N8 W11 S8 E11$ W11 BAS= N8 W12 S8 E12 $ W28 FST= W15S6 E15 N6$ S6 W12 S19E24 FOP= S4 E4 N4 W4 $ E42 N25$ PTR=N60 SFB= W20 SFB= W20 S24 E20 N24$ S24 E20 N24$ FST= S24 E30 N24 W30$ S60$.

LAND DESCRIPTION

TOTAL OB/XF 900

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		RSF-2	194.00	125.00	1.00	LT		1.00	1.00	1.58	22,500.00	35,550.00	35,550							

REVIEW DATE 08/01/2023 BY jerry Total Acres: 0.56 Total Land Value: 35,550 Market: 0 Agricultural: 0 Common: 35,550 PRINTED 11/17/2026 BY SYS