LOT 24 WESTER WOODS, PHASE 1.
WD 1044-1251, WD 1095-865, WD 13

KEY JENNIFER R
PO BOX 22728
KNOXVILLE, TN 37933

2025

30-4S-17-08898-124

BUILDING CHARACTERISTICS

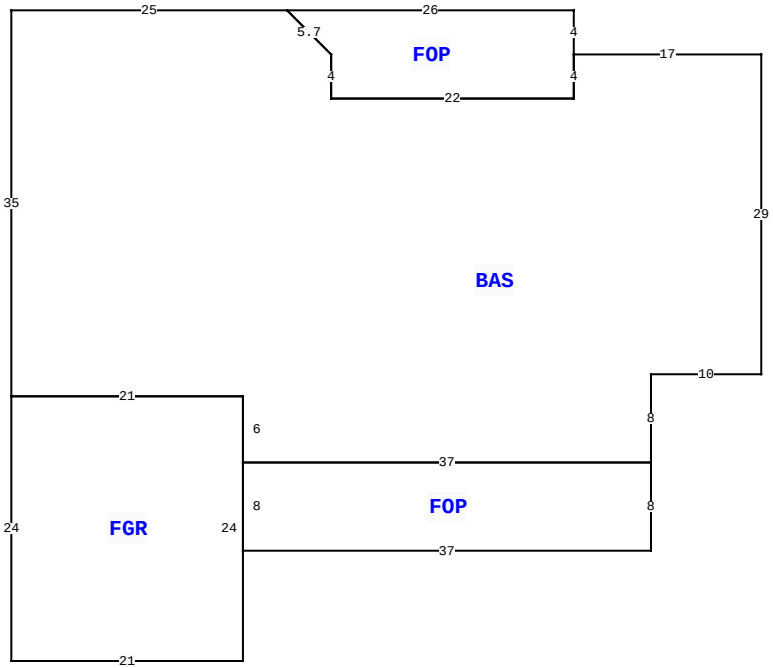
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		30417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,330	100		2,330	235,724
FGR	504	55		277	28,024
FOP	184	30		55	5,565
FOP	296	30		89	9,004
TOTALS	3,314			2,751	278,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,751	118.9524	124.90	343,600	2005	2005	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2019 Heated Area: 2330 HX Base Yr 2019



173 SW MILKWEED CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		278,316
TOTAL MARKET OB/XF VALUE		27,295
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		335,611
SOH/AGL Deduction		87,636
ASSESSED VALUE		247,975
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,253
TOTAL JUST VALUE		335,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		340,122

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25445	POOL	130	01/22/2007
23311	SFR	718	06/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/2053	6/19/2018	WD	Q	I	01	275,500
GRANTOR: JONATHAN S & HEIDI GU						
GRANTEE: JENNIFER R KEY						
1095/0865	9/06/2006	WD	Q	I		287,500
GRANTOR: WADE WILLIS CONSTRUCT						
GRANTEE: JONATHAN S & HEIDI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N4 W26 D4 R4 S4 E22 N4$ S4 W22 N4 L4 U4 W25 S35 FGR= S24 E21 N24 W21$ E21 S6 FOP= S8 E37 N8 W37$ E37 N8 E10 N29$.

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	100	0	0	2,203.00	UT	2.50	2.50	100	2005	2005	3	100	5,508	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2007	2007	3	58	20,787	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 27,295

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 07/05/2017 BY DF Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 03/05/2025 BY SYS