

GARRETT FLOYD/WILSON-GARRETT AVA A
2010 OAKVIEW CIRCLE
SEVIERVILLE, TN 37876

51-3N-27-0000-0069-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		4		
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT	PD	NORM	% COND	VALUATION SUMMARY														
Exterior Wall		07	ASB SHNGLE 100		0100	01		878	73.0000	65.88	57,843		1940	1940		0	10	48.50	20.00	VALUATION BY					STANDARD									
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM - 0% - 0										Heated Area: 864					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		01	MINIMUM 100												52,799																			
Interior Wall		05	DRYWALL 100												1,765																			
Interior Floo		01	NONE 100												352,000																			
Air Condition		01	NONE 100												406,564																			
Heating Type		01	NONE 100												188,844																			
Bedrooms			2 100												217,720																			
Bathrooms			1 100												0																			
Frame		02	WOOD FRAME 100												217,720																			
Stories		0	0 100												406,564																			
Units			0 100												0																			
Occupancy		00	NONE 100												INCOME VALUE																			
															PREVIOUS YEAR MKT VALUE					282,849														
Quality		03	Quality Level 03																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA												04																			
NEIGHBORHOOD/LOC		4053.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	804	100	804	10,594																														
BAS	60	100	60	791																														
USP	48	30	14	184																														
TOTALS		912		878	11,569																													
EXTRA FEATURES					86111 BACK ACHERS LN, YULEE										BLD DATE					LGL DATE														
															XF DATE					LAND DATE														
															INC DATE					AG DATE														
L N	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																		
4	0300	BOAT DCK W	0	0	0	64.00	SF	40.00	40.00	100	1999	1999	3	28	717																			
5	0303	FLT DOCK W	0	0	12	144.00	SF	26.00	26.00	100	1999	1999	3	28	1,048																			
LAND DESCRIPTION										TOTAL OB/XF										1,765														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000115	C	SFR ACRES	0			0.00	0.00	4.40	AC		1.00	1.00	1.00	80,000.00	80,000.00	352,000																	
																				</														

