

EWAN DAVID &/EWERS LESLIE
1803 CLINCH AVE
KNOXVILLE, TN 37916

00-00-31-087I-0013-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		16		WD FR STUC 100		0500		01		2,867		111.9540		194.58		557,861		2015		2015		0		0		4.50		95.50		VALUATION BY									
Roof Structur		08		IRREGULAR 100		1		SFR CUST - 0% - 0								Heated Area: 2468														STANDARD									
Roof Cover		03		COMP SHNGL 100																										Tax Group: 2									
Interior Wall		05		DRYWALL 100																										Tax Dist:									
Interior Floo		11		CLAY TILE 70																										BUILDING MARKET VALUE									
Interior Floo		14		CARPET 30																										TOTAL MARKET OB/XF VALUE									
Air Condition		03		CENTRAL 100																										TOTAL LAND VALUE - MARKET									
Heating Type		04		AIR DUCTED 100																										TOTAL MARKET VALUE									
Bedrooms				3 100																										SOH/AGL Deduction									
Bathrooms				2.5 100																										ASSESSED VALUE									
Frame		02		WOOD FRAME 100																										TOTAL EXEMPTION VALUE									
Stories		1.		1. 100																										BASE TAXABLE VALUE									
Units		00		0 100																										TOTAL JUST VALUE									
Occupancy		00		NONE 100																										NCON VALUE									
																														INCOME VALUE									
																														PREVIOUS YEAR MKT VALUE									