

FLOYD ANDREA L
3910 HIWASSEE DAM ACCESS RD
44157

Return/Appeal Notes: Parcel: 4554-09-16-6493-000
PLAT: 00000/0000 UNIQ ID 17478
ID NO: 66000076R 0073

COUNTY TAX (100), FIRE DIST 70 HIWASSEE DAM FD (100)
Reval Year: 2020 Tax Year: 2026 FLOYD PROP 461/60 B/L 1614/832 B/150C
Appraised by on 01/17/2020 66002 SHOAL CREEK RURAL

CARD NO. 1 of 1
33.6200 AC SRC= OWNER
TW-66 CI-00FR-EX- AT- LAST ACTION 20230707

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION				CORRELATION OF VALUE				
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EY	BAYB					CREDENCE TO			
TOTAL ADJUSTMENT FACTOR	80	00							% GOOD				DEPR. BUILDING VALUE - CARD			
TOTAL QUALITY INDEX	TYPE: MARINA COMMERCIAL												DEPR. OB/XF VALUE - CARD			
	STYLE:												MARKET LAND VALUE - CARD			
													TOTAL MARKET VALUE - CARD			
													TOTAL APPRAISED VALUE - CARD			
													TOTAL APPRAISED VALUE - PARCEL			
													TOTAL PRESENT USE VALUE - PARCEL			
													TOTAL VALUE DEFERRED - PARCEL			
													TOTAL TAXABLE VALUE - PARCEL			
												PRIOR				
												BUILDING VALUE				
												OBXF VALUE				
												LAND VALUE				
												PRESENT USE VALUE				
												DEFERRED VALUE				
												TOTAL VALUE				
PERMIT																
CODE		DATE		NOTE		NUMBER		AMOUNT								
ROUT: 2.000WTRSHD:																
SALES DATA																
OFF.																
RECORD		DATE		DEED		Q/UV/I		INDICATE SALES								
BOOK	PAGE	MO	YR	TYPE	Q	U	V	I	PRICE							
01541	0185	8	2016	QC	E	V							0			
00461	0060	3	1983	WD	X	I							0			
HEATED AREA																
NOTES																
DBA" HARBOR COVE MARINA"; BOAT STORAGE HERE; INF H RG NO CHG 12; INF HRG CHG 16; COVERED SLIPSMARINAM ARINA RV PARKEDMARINAMARINABAD CONDITION																

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
FIREPLACE				24	SHED FRAME	0.000	100	53	5,300	8.50	0.00	1988	2004		S5		20	9010
				24	SHED FRAME	0.000	100	50	5,000	8.50	0.00	1988	2004		S5		20	8500
				24	SHED FRAME	0.000	64	72	4,608	8.50	0.00	1988	2004		S5		20	7834
				24	SHED FRAME	0.000	100	52	5,200	8.50	0.00	1988	2004		S5		20	8840
				24	SHED FRAME	0.000	120	58	6,960	10.00	0.00	1988	2004		S5		20	13920
				01	STORAGE	0.000	16	10	160	18.70	0.00	2008	2008		S3		64	1915
				95C	BOATSL/COV COMM	0.000	0	0	46	6,000.00	0.00	2017	2019		S5		95	262200
				03L	CARPORT PREFAB	0.000	20	20	400	5.00	0.00	2016	2016		S5		80	1600
				03L	CARPORT PREFAB	0.000	20	18	360	5.00	0.00	2016	2016		S5		80	1440
				03	CARPORT FRAME	0.000	30	24	720	13.00	0.00	2016	2016		S3		88	8237
				67	BOAT PIER	0.000	92	6	552	25.00	0.00	1988	1988		S5		20	2760
				67	BOAT PIER	0.000	120	5	600	41.00	0.00	2000	2000		S5		20	4920
				81	BOAT RAMP	0.000	190	12	2,280	4.00	0.00	1988	1988		S5		20	1824
TOTAL OB/XF VALUE																		333,000

BUILDING DIMENSIONS

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
RURAL AC	0120		218.000	0	0.9960	4	0.8500	-05	+00	+00	+00	-10	RP	3,400.00	18.6200	AC	0.850	2,890.00	53812		
SFR FORESTRY SERVICE	0142		783.000	0	0.9960	4	0.9100	+01	+00	+00	+00	-10	RP	5,000.00	10.0000	AC	0.910	4,550.00	45500		
MARINA LND	0780		600.000	0	1.0000	0	0.3500	+00	+00	-30	+00	-35	RP	50,000.00	5.0000	AC	0.350	17,500.00	87500		
TOTAL MARKET LAND DATA															33.620						186,810
TOTAL PRESENT USE DATA																					