

SHELL POINT HARBOR LOT 9  
 UNREC PLAT OR 24 P 43  
 OR 83 P 506 OR 200 P 448-453

SANDERS BARBARA/WAIDE JOHN  
 1710 STOKES LN  
 NASHVILLE, TN 37215

2024

00-00-121-000-11965-052



ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,139	129.5000	172.24	368,421	2002	2002	0	0	21.00	79.00

1 SINGLE FAM 0% - 2024

Heated Area: 1748

HX Base Yr

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		291,053
TOTAL MARKET OB/XF VALUE		27,306
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		438,359
SOH/AGL Deduction		0
ASSESSED VALUE		438,359
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		438,359
TOTAL JUST VALUE		438,359
NCON VALUE		17,689
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,945

CHG TRAV DEMO FEP,FSP ADD FOP,DCKS, A/C, HTTP, DEM

5 YR CH MM 4/11/23 MM NEW TRAV

11965-044/ 150 ROYSTER

GILL PORTED 2020 VALUES FOR 2021 TXROLL TO

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,386	100	2002	1,386	188,593
BAS	130	100	2024	130	17,689
DCK	416	10	2002	42	5,715
FEP	290	80	2012	232	31,568
FOP	336	30	2002	101	13,743
FSP	130	55	2003	72	9,797
PCP	1,764	10	2002	176	23,948
<b>TOTALS</b>	<b>4,452</b>			<b>2,139</b>	<b>291,053</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00018	REPLACE SEAWALL-C		04/10/2024
20000293	MECH	0	07/06/2020
027916	SFD	0	06/29/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/0843	8/24/2023	WD Q	Q	I	01	555,000

GRANTOR: PETTIT BROOKS H & ALM  
 GRANTEE: SANDERS BARBARA & W  
 1158/0671 7/01/2020 WD Q I 01 425,000  
 GRANTOR: GILL GEORGE & SHEILA  
 GRANTEE: PETTIT BROOKS H & A

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
1	0371	FLOATING D	0	0	30	10	300.00	SF	20.00	20.00	100	1983	1983	3	20	1,200	
2	0630	METAL UTL	0	0	10	8	80.00	SF	8.00	8.00	100	2003	2003	3	21	134	
3	0820	SEAWALL,WO	0	0	0	0	100.00	LF	34.00	34.00	100	1996	1996	3	20	680	
4	0375	WOOD WALK	0	0	4	3	12.00	SF	15.00	15.00	100	2002	2002	3	20	36	
5	0350	BOATDOCK A	0	0	12	11	132.00	SF	26.40	26.40	100	2002	2002	GD	20	697	
6	0005	ELEVATOR	0	0	0	0	1.00	UT	29,000.00	29,000.00	100	2002	2002	3	59	17,110	
7	0210	CONCRETE D	0	0	38	12	456.00	SF	6.00	6.00	100	2002	2002	3	20	547	
8	0211	CONCRETE W	0	0	0	0	108.00	SF	6.00	6.00	100	2002	2002	3	20	130	
9	0080	4' CHAINLI	0	0	0	0	120.00	LF	13.00	13.00	100	2002	2002	3	20	312	
10	0080	4' CHAINLI	0	0	0	0	130.00	LF	13.00	13.00	100	2003	2003	3	21	355	

BLD DATE	05/23/2018	MMTP	LGL DATE	05/23/2018	MMTP
XF DATE	05/23/2018	MMTP	LAND DATE	05/23/2018	MMTP
INC DATE			AG DATE		

45 ROYSTER DR, CRAWFORDVILLE

BUILDING NOTES	

BUILDING DIMENSIONS	
PCP=[YR=2002;ORIG=-52,10] W42 S42 E42 N42 \$	
BAS=[YR=2002;ORIG=0,10] W42 S33 E42 N33 \$	
DCK=[YR=2002;ORIG=10,10] S13 E32 N13 W32 \$	
FOP=[YR=2002;ORIG=0,43] W42 S8 E42 N8 \$	
FEP=[YR=2012;ORIG=-42,10] E29 N10 W29 S10 \$	
FSP=[YR=2003;ORIG=0,0] W13 S10 E13 N10 \$	
PTR=[ORIG=-42,10] W10 E10 \$	
PTR=[ORIG=0,10] E10 W10 \$	
BAS=[YR=2024;DPR_YEAR=2020;ORIG=42,10] E10 S13 W10 N13 \$	

LAND DESCRIPTION	TOTAL OB/XF
	21,201

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	SFR CANAL	0		R1	100.00	117.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

REVIEW DATE	09/19/2024	BY	LW	Total Acres:	0.27	Total Land Value:	120,000	Market:	0	Agricultural:	0	Common:	120,000
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