

604 SAWGRASS DR UNIT 6
541717

PLAT: 00004/03748 UNIQ ID 39717
ID NO:

Parcel ID: 6693-00-74-3106-

SPLIT FROM ID 13533

Reval Year: 2021 Tax Year: 2027 COUNTY TAX (100), OVRNGT RENT FEE (1)
20-OR-SMCC-SITE 31 UNIT 6
Appraised By 06 on 04/15/2021 21600 SMOKY MOUNTIAN COUNTRY CLUB

CARD NO. 1 of 1
0.0000 AC
TW-20 CI- FR-C

SRC= Permit
AT- LAST ACTION 20250421

CONSTRUCTION DETAIL				MARKET VALUE							DEPRECIATION				CORRELATION OF VALUE						
Foundation	4	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	0.14000		CREDENCE TO MARKET							
Spread Footing	5.00	04	03	1,794	111	99.90	184170	2007	2007	% GOOD		86.0									
Sub Floor System	2	TYPE: Condominium STYLE: 1 - 1.0 STORY										Condominiums									
Slab on Grade-Residential/Commercial	8.00																				
Exterior Walls	17																				
Cedar,Redwood or D-Log Siding	28.00																				
Roofing Structure	03																				
Gable	0.00																				
Roofing Cover	03																				
Asphalt/Composition Shingle	2.00																				
Interior Wall Construction	5																				
Drywall/Sheetrock	22.00																				
Interior Floor Cover	12																				
Hardwood	14.00																				
Heating Fuel	04																				
Electric	2.00																				
Heating Type	10																				
Heat Pump	4.00																				
Air Conditioning Type	03																				
Central	5.00																				
Structural Frame	02																				
Wood Frame	4.00																				
Ceiling & Insulation	07																				
Not Suspended - Ceiling and Wall Insulated	4.00																				
Bedrooms/Bathrooms/Half-Bathrooms 2/2/0	8.000																				
Bedrooms																					
BAS - 2 FUS - 0 LL - 0																					
Bathrooms																					
BAS - 2 FUS - 0 LL - 0																					
Half-Bathrooms																					
BAS - 0 FUS - 0 LL - 0																					
Office																					
BAS - 0 FUS - 0 LL - 0	0																				
TOTAL POINT VALUE		106.000																			
BUILDING ADJUSTMENTS																					
Quality	4	Above Average	1.10																		
Shape/Design	2	Rectangle	1.00																		
Size	Size	Size	0.95																		
TOTAL ADJUSTMENT FACTOR		1.050																			
TOTAL QUALITY INDEX		111																			
SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,612	100	161039	02	B	DETGAR	1.000	25	13	325	42.50	100.00		0.00	2007	2007	S3		58	8012	
FOP	360	035	12587	TOTAL OB/XF VALUE																8012	
WDD	280	020	5594																		
FIREPLACE 8 - PREFAB W/STONE				4,950																	
SUBAREA TOTALS				2,252	184,170																
BLDG DIMENSIONS BAS=E52N31W52S31Area:1612;FOP=S8W20N8E20Area:160;FOP=N10W20S10E20Area:200;WDD=N10W28S10E28Area:280;TotalArea:2252																					
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES				
CONDOMINIUM	0300		0	0	1.0000	0	1.0000	LOWER RIGHT	PS	15,000.00	1.000	UT	1.000	15,000.00	15000						
TOTAL MARKET LAND DATA															15000						
TOTAL PRESENT USE DATA																					
6693-00-74-3106-																					
8/29/2026 2:34:57 AM.																					