

Thursday, September 03, 2026

LOCATION

Property Address	1414 Jo Johnston Ave Nashville, TN 37203
Subdivision	Watkins
County	Davidson County, TN

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Vacant Commercial Land
Improvement Type	
Square Feet	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	092-08-0-055.00
Alternate Parcel ID	
Account Number	
District/Ward	Urban Service Dist
2020 Census Trct/Blk	144/1
Assessor Roll Year	2026



CURRENT OWNER

Name	Daniel Sam Jr Rucker Mary E
Mailing Address	3024 Chelsea Way Antioch, TN 37013-2513

SCHOOL ZONE INFORMATION

Park Avenue Elementary School	2.0 mi
Elementary: Pre K to 5	Distance
McKissack Middle School	1.9 mi
Middle: 6 to 8	Distance
Pearl Cohn High School	1.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 08/14/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
6/13/1994	\$28,000	Daniel Sam Jr & Rucker Mary E		Warranty Deed		9378/327
12/16/1963		Jones Tabernacle Prim Bapt Ch Trs		Warranty Deed		3671/165

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2025	Assessment Year	2025		
Appraised Land	\$531,000	Assessed Land	\$212,400	General Services District	2.782
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$531,000	Total Assessment	\$212,400		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
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2025	\$67.97	\$5,908.97	\$5,976.94
2024	\$235.06	\$2,068.78	\$2,303.83
2023	\$235.06	\$2,068.78	\$2,303.83
2022	\$235.06	\$2,068.78	\$2,303.83
2021	\$237.18	\$2,090.72	\$2,327.90
2020	\$230.01	\$2,012.19	\$2,242.20
2019	\$212.48	\$1,463.46	\$1,675.94
2018	\$212.48	\$1,463.46	\$1,675.94
2017	\$212.48	\$1,463.46	\$1,675.94
2016	\$62.99	\$417.51	\$480.50
2015	\$62.99	\$417.51	\$480.50
2014	\$62.99	\$417.51	\$480.50
2013	\$62.99	\$417.51	\$480.50

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
06/14/1994	\$21,000	Daniel Sam Sam Daniel Jr & Mary Elizabeth	Robert F Spann Trustee	9378/330

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Vacant Commercial Land	Lot Dimensions	50 X 177
Block/Lot	/131	Lot Square Feet	9,583
Latitude/Longitude	36.162870°/-86.797306°	Acreage	0.22

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code	Cs: Commercial Service/Ov-Uzo: Urban Zoning Overlay	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Watkins	Plat Book/Page	
Block/Lot	/131	District/Ward	Urban Service Dist
Description	Lot 131 Watkins Plan / Neighborhood Code And Name: 0306 Ind Charlotte 12-42		

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Google Fiber	FIBER	No	2000 Mbps	
Google Fiber	FIBER	No	2000 Mbps	

Xfinity CABLE No 2000 Mbps

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	47037C0241H	04/05/2017