LOT 1 UNIT 4 THREE RIVERS ESTATE
443-527, 729-180, 735-451, DC 13

POPE CAROL
328 VILLAGE WALK LN
CLEMSON, SC 29631

2026

00-00-00-00604-000

BUILDING CHARACTERISTICS

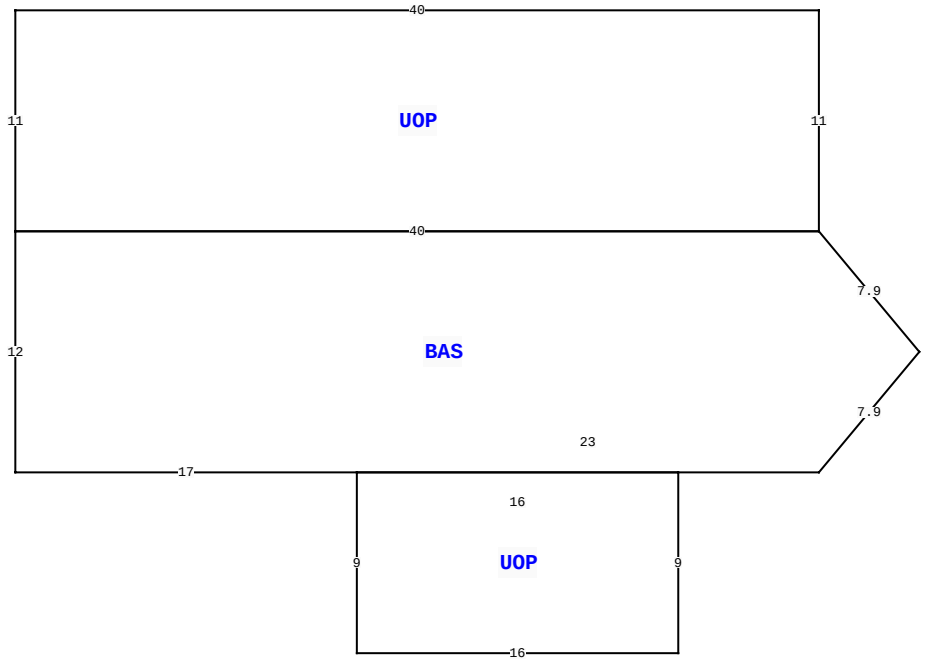
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.04	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	510	100		510	13,084
UOP	144	25		36	924
UOP	440	25		110	2,822
TOTALS	1,094			656	16,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	656	106.9000	64.14	42,076	1975	1975	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 510 HX Base Yr



3000 SW NEWARK DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	16,830
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	43,830
SOH/AGL Deduction	6,771
ASSESSED VALUE	37,059
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,059
TOTAL JUST VALUE	43,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043980	Electrical Servic	0	03/22/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0729/0180	8/22/1990	WD	Q	V		4,500

GRANTOR: ETHEL POWELL

GRANTEE: WALTER PHILLIP POPE

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W40 S11 BAS= S12 E17 UOP= S9 E16 N9 W16$ E23 R5 U6 U6 L5 W40$ E40 N11$.

EXTRA FEATURES

LN	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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	210.00	210.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 03/28/2022 BY JB Total Acres: 1.01 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/21/2025 BY SYS