LOT 44 UNIT 5 THREE RIVERS ESTAT
755-853, QC 1018-1430, WD 1310-1

POPE CHRISTY PRISCILLA/HOOVER ADAIR POPE
328 VILLAGE WALK LN
CLEMSON, SC 29631-3306

2025

00-00-00-00637-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

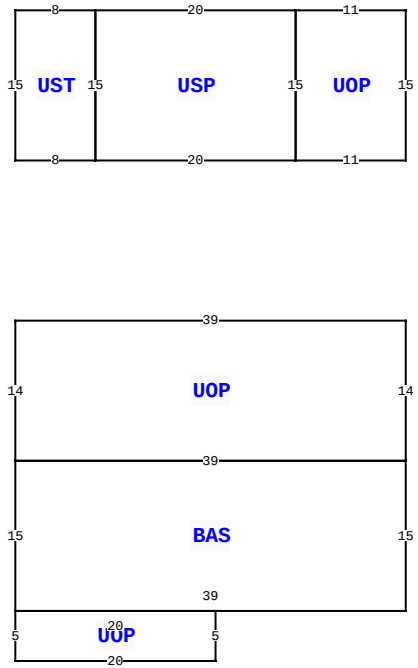
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.05	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	585	100		585	44,135
UOP	100	20		20	1,509
UOP	165	20		33	2,489
UOP	546	20		109	8,224
USP	300	35		105	7,922
UST	120	45		54	4,074
TOTALS	1,816			906	68,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	01	906	103.0640	125.74	113,920	1958	1958	0	0	0	40.00	60.00

1 SFR PILING 0% - 0 Heated Area: 585 HX Base Yr



1230 SW SANTA FE DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	68,352
TOTAL MARKET OB/XF VALUE	1,675
TOTAL LAND VALUE - MARKET	73,125
TOTAL MARKET VALUE	143,152
SOH/AGL Deduction	24,950
ASSESSED VALUE	118,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,202
TOTAL JUST VALUE	143,152
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,852

LAND:1:1: ADJ 4; IMPROVED LOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/0103	2/22/2016	WD	U	I	11	100
GRANTOR: CONNIE ADAIR POPE & C						
GRANTEE: CHRISTY POPE,ADAIR						
0755/0853	12/26/1991	WD	Q	I	03	5,000
GRANTOR: WALTER POPE						
GRANTEE: CONNIE POPE						

BUILDING NOTES

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	0084	DOCK-RIVER	0	0	10	25	250.00	UT	14.50	14.50	100	1980	1980	3	40	1,450	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	25	2006	2006	3	25	125	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W39 S15 E39 N15 $
UOP=[ORIG=0,0] N14 W39 S14 E39 $
USP=[ORIG=-11,-45] W20 S15 E20 N15 $
UOP=[ORIG=0,-30] N15 W11 S15 E11 $
UST=[ORIG=-31,-45] W8 S15 E8 N15 $
UOP=[ORIG=-39,15] S5 E20 N5 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,675

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	0132	C	SFR RIVER	0			0.00	0.00	75.00	FF		1.00	1.00	1.30	750.00	975.00	73,125							

REVIEW DATE 02/25/2016 BY DF Total Acres: 0.54 Total Land Value: 73,125 Market: 0 Agricultural: 0 Common: 73,125 PRINTED 09/05/2025 BY SYS