LOT 83 & N 1/2 OF LOT 82 THREE R
UNIT 11.

GONZALEZ ORLANDO MEJIA
185 BEAUTANCUS RD
MT OVLIVE, NC 28365

2025

00-00-00-00863-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

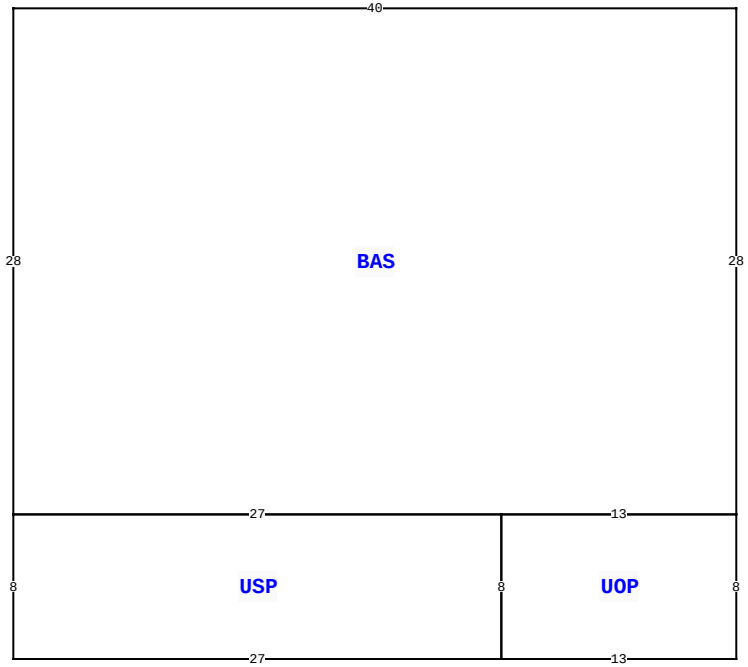
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	100000.11	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	27,794
UOP	104	25		26	645
USP	216	35		76	1,886
TOTALS	1,440			1,222	30,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,222	103.4000	62.04	75,813	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 1120 HX Base Yr



248 SW WASHINGTON AVE, FORT WHITE

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	30,325
TOTAL MARKET OB/XF VALUE	9,582
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	75,907
SOH/AGL Deduction	0
ASSESSED VALUE	75,907
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,907
TOTAL JUST VALUE	75,907
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/2705	4/06/2023	QC	U	I	11	90,000
GRANTOR: HALL CHRISTOPHER TRAC						
GRANTEE: GONZALEZ ORLANDO ME						
1319/0241	7/22/2016	QC	U	I	11	40,000
GRANTOR: RODNEY W & DOROTHY L						
GRANTEE: CHRISTOPHER TRACY H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S28 USP= S8 E27 N8 W27$ E27 UOP= S8 E13 N8 W13$ E13 N28$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	0	12	16	192.00	UT	12.00	12.00	60	2006	2006	3	60	1,382	
3	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 9,582

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	0102	C	SFR/MH	0		A-1	0.00	0.00	1.50	LT		1.00	1.00	1.20	20,000.00	24,000.00	36,000							

REVIEW DATE 05/26/2023 BY ME Total Acres: 1.32 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/15/2025 BY SYS