LOT 11 CYPRESS CREEK S/D.

ORB 815-1219, 823-1176, 884-2041

MATCHIE JEREMY
8809 ERINSBROOK DR
RALEIGH, NC 27617

2026

03-4S-16-02739-111

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

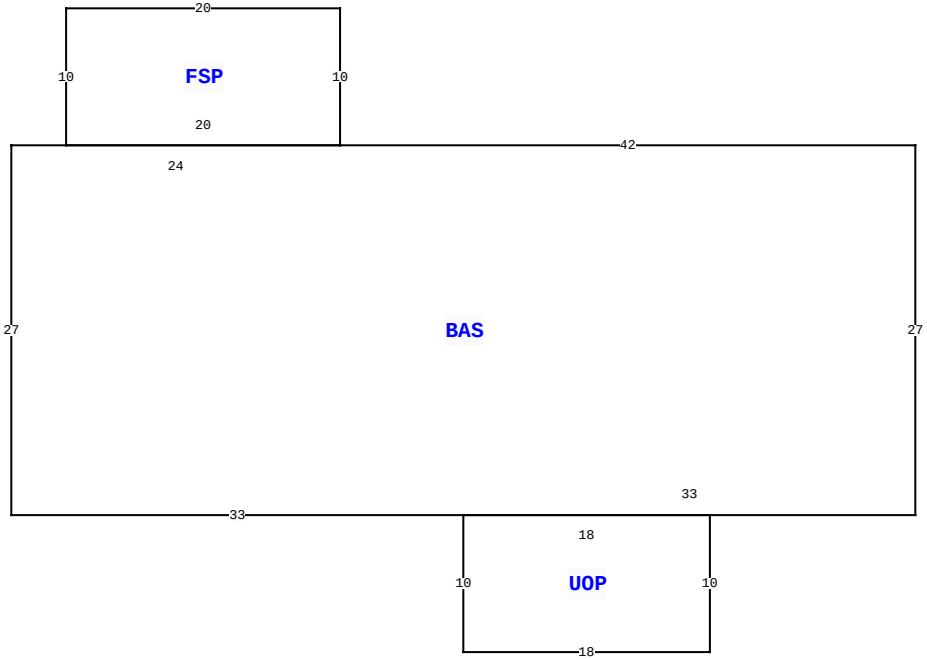
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 06
NEIGHBORHOOD/LOC	3416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	104,939
FSP	200	40		80	4,711
UOP	180	25		45	2,650
TOTALS	2,162			1,907	112,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,907	113.9000	107.07	204,182	1996	1996	0	0	0	45.00	55.00

2 MANUF 1 0% - 2024 Heated Area: 1782 HX Base Yr



430 SW ALOE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	112,300
TOTAL MARKET OB/XF VALUE	9,320
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	140,120
SOH/AGL Deduction	0
ASSESSED VALUE	140,120
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,120
TOTAL JUST VALUE	140,120
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,120

SALE:1:1: FORECLOSURE ?

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043262	Roof Replacement	7,880	11/29/2021
16352	M H	125	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1292/0192	3/31/2015	WD	Q	I	01	62,000
GRANTOR: FRANK AUBREY KELLEY						
GRANTEE: JEREMY MATCHIE						
1211/0042	3/04/2011	QC	U	I	11	100
GRANTOR: PAMELA JANICE MARASCI						
GRANTEE: MARGARET A LAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FSP= N10 W20 S10 E20$ W24 S27 E33 UOP= S10 E18 N10 W18$ E33 N27$.

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	1999	1999	3	100	1,200	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	70	1999	1999	3	70	420	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,320

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.47 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS