COMM SE COR SE1/4 OF SW1/4, W 72
OF DOUBLE RUN RD, N ALONG R/W 19
1300.28 FT FOR POB, RUN N 909.10

YATES JOEL RONALD REVOCABLE LIVING TRUST
5228 NORWAY LN
ROCK HILL, SC 29732

2026

04-3S-17-04838-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

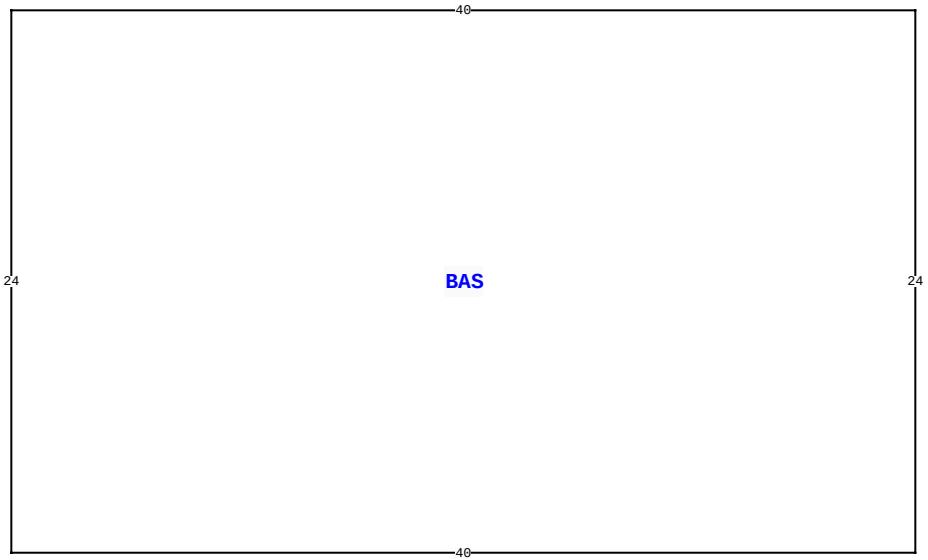
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	4317.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	26,934
TOTALS	960			960	26,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	116.9000	70.14	67,334	1979	1979	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 960 HX Base Yr



436 NE MANATEE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,934
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	80,960
TOTAL MARKET VALUE	42,676
SOH/AGL Deduction	0
ASSESSED VALUE	42,676
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,676
TOTAL JUST VALUE	115,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16970	M H	125	05/16/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/2520	7/05/2018	WD	Q	I	01	75,000
GRANTOR: LINDA A CREWS						
GRANTEE: JOEL RONALD YATES T						
1306/1820	12/28/2015	WD	U	I	30	100
GRANTOR: MICHAEL V & LINDA A C						
GRANTEE: CHARLES H CREWS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	2001	2001	3	100	600	
2	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 7,600

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	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.72	AC		1.00	1.00	1.00	280.00	280.00	2,442							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	40.00	40.00	200							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.72	AC		1.00	1.00	1.00	5,500.00	5,500.00	75,460							

REVIEW DATE 08/06/2015 BY DF Total Acres: 14.72 Total Land Value: 8,142 Market: 75,460 Agricultural: 2,642 Common: 5,500 PRINTED 11/19/2025 BY SYS