

LOT 33 BLOCK A UNIT 1 WOODGATE V
527-697, 550-369, 673-207, 711-3

WOOD 14 LAND TRUST DATED DECEMBER 19, 2020
P O BOX 6
MURPHY, NC 28906

2026

05-4S-16-02777-034



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur		N/A 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality		04 04			
DOR CODE		0200 MOBILE HOME			
MAP NUM				MKT AREA	06
NEIGHBORHOOD/LOC		5416.0100		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	13,754
FOP	253	35		89	1,562
UCP	253	20		51	895
UOP	24	25		6	105
UOP	30	25		8	140
UST	110	45		50	877

TOTALS	1,454			988	17,334
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	UT
1	0166	CONC, PAVMT	0	0	10
2	0081	DECKING WI	0	0	0
3	9947	Septic	0	0	0
4	0296	SHED METAL	0	0	0
5	0296	SHED METAL	0	0	0

L N	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	0166	CONC, PAVMT	0	0	10	68	680.00	UT	1.40	1.40	100	0	0	3	100	952	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

LAND DESCRIPTION			TOTAL OB/XF 6,352														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0102	C	SFR/MH	0		RMH-2	75.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500

REVIEW DATE 10/19/2023 BY ME

MARKET ADJUSTMENTS

1 MOBILE HME 0% - 2022

Heated Area: 784

HX Base Yr

Diagram showing building layout with dimensions and area labels: BAS, FOP, UCP, UOP, UST.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023 MLU

TOTAL OB/XF 6,352																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0102	C	SFR/MH	0		RMH-2	75.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500

TOTAL OB/XF 6,352																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0102	C	SFR/MH	0		RMH-2	75.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500

Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE 17,334

TOTAL MARKET OB/XF VALUE 6,352

TOTAL LAND VALUE - MARKET 18,500

TOTAL MARKET VALUE 42,186

SOH/AGL Deduction 0

ASSESSED VALUE 42,186

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 42,186

TOTAL JUST VALUE 42,186

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 42,186

XF0B:5:1: EDGE MH (GAVE XTRA DEP-PD \$5000)

SALE:3:1:

SALE:2:1: ASSIGNMENT OF AGREEMENT.

SALE:1:1: LOT 33 BLK A UNIT 1

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1440/1281

5/14/2021

WD U

I

34

34,000

GRANTOR: FREEDOM MOBILE HOME S

GRANTEE: WOOD 14 LAND TRUST

1342/1398

8/04/2017

WD U

I

37

12,000

GRANTOR: CARL THERRELL & JULIE

GRANTEE: FREEDOM MOBILE HOME

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S40 UOP= W4 UOP= W5 S6 E5 N6\$ S6 E4 N6\$ S16 E14 UCP= E11 N23 W11 S23\$ N23 FOP= E11 N23 W11 S23\$ N23 UST= E11 N10 W11 S10\$ N10\$.