

LOT 41 BLOCK A WOODGATE
VILLAGE UNIT 1. ORB 573-120,
699-836, 732-926, 757-126,

SANDERLIN JEFFERY DANIEL
221 ARABIAN LN
MOYOCK, NC 27958

2025

05-4S-16-02777-042



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																				
Exterior Wall	31	VINYL SID 100	0800	02	728	100.8000	60.48	44,029	1990	1990	0	0	0	60.00	40.00	VALUATION SUMMARY																			
Roof Structur	03	GABLE/HIP 100	1 MOBILE HME - 0% - 0													Heated Area: 696																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr																			
Interior Wall	05	DRYWALL 100														VALUATION BY																			
Interior Floo	14	CARPET 80														Tax Group: 2										Tax Dist:									
Interior Floo	06	VINYL ASB 20														BUILDING MARKET VALUE										17,612									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										3,000									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										18,500									
Bedrooms	2	100														TOTAL MARKET VALUE										39,112									
Bathrooms	2	100														SOH/AGL Deduction										6,386									
Stories	1.	1. 100														ASSESSED VALUE										32,726									
Architectual	01	CONV 100														TOTAL EXEMPTION VALUE										0									
Units	0	100														BASE TAXABLE VALUE										32,726									
Condition Adj	03	03 100	TOTAL JUST VALUE										39,112																						
Kitchen Adjus	01	01 100	NCON VALUE										0																						
Quality		03 03	INCOME VALUE										PREVIOUS YEAR MKT VALUE																						
DOR CODE		0200	MOBILE HOME										35,626																						
MAP NUM			MKT AREA										06																						
NEIGHBORHOOD/LOC		5416.0100	1.00/										SALE:3:1:																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	SALE:2:1: \$.55 STAMPS - 2 LOTS - 2 PARCELS																													
BAS	696	100		696	16,838	LAND:1:1: 0.25 AC.																													
UOP	130	25		32	774	SALE:1:1: ALSO PRCL 02777-043																													
TOTALS		826		728	17,612	PERMIT NUM																													
EXTRA FEATURES		240 SW JUPITER GLN, LAKE CITY										DESCRIPTION																							
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	AMT																				
1	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100				ISSUED																				
																SALES DATA																			
																OFF RECORD Number																			
																DATE																			
																TYPE INST																			
																Q U																			
																V I																			
																RSN CD																			
																11																			
																SALE PRICE																			
																1389/0612																			
																7/12/2019																			
																QC																			
																U																			
																I																			
																11																			
																1,500																			
																GRANTOR: ESPENSHIP GROUP LLC																			
																GRANTEE: JEFFERY DANIEL SAND																			
																1293/0108																			
																4/16/2015																			
																WD																			
																U																			
																I																			
																11																			
																100																			
																GRANTOR: SCOTTY C ESPENSHIP																			
																GRANTEE: ESPENSHIP GROUP LLC																			
																BUILDING NOTES																			
																BUILDING DIMENSIONS																			
																BAS= W12 S29 UOP= W10 S13 E10 N13\$ S29 E12 N58\$.																			
																LAND DESCRIPTION																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		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 10/03/2023 BY JB																																			
Total Acres: 0.25																																			
Total Land Value: 18,500																																			
Market: 0																																			
Agricultural: 0																																			
Common: 18,500																																			
PRINTED 07/15/2025 BY SYS																																			