LOT 5 BLOCK B WOODGATE VILLAGE U
615-132, 771-873, 815-915,917, 8

THE BLUE TREE AND BOUNTIFUL PLAINS TRUST SERIES 12
P O BOX 6
MURPHY, NC 28906

2025

05-4S-16-02777-058

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

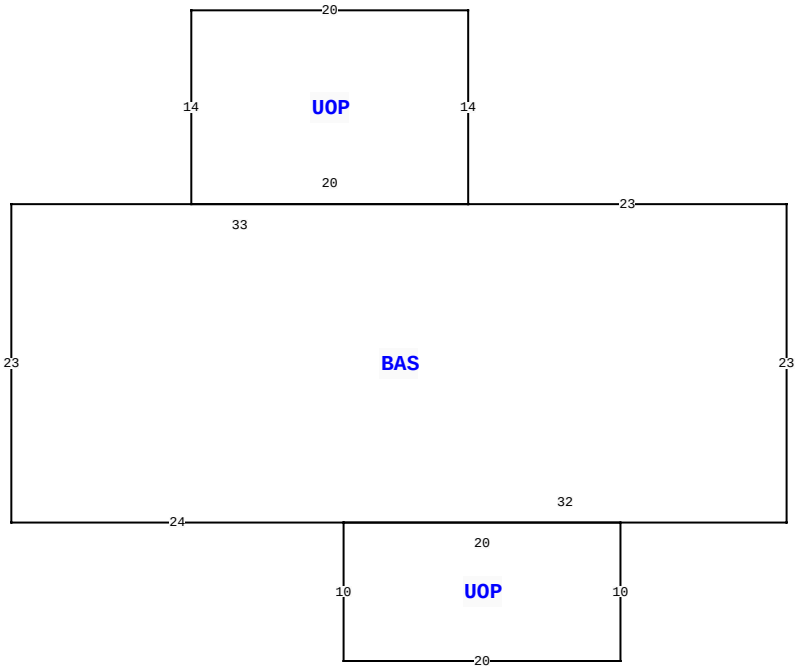
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	1,288	100		1,288	12,921
UOP	200	25		50	502
UOP	280	25		70	702
TOTALS	1,768			1,408	14,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,408	55.7400	33.44	47,084	1979	1979	0	0	10	60.00	30.00

1 MOBILE HME – 0% - 2021 Heated Area: 1288 HX Base Yr



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

2145 SW BIRLEY AVE, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	14,125
TOTAL MARKET OB/XF VALUE	3,600
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	36,225
SOH/AGL Deduction	5,374
ASSESSED VALUE	30,851
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,851
TOTAL JUST VALUE	36,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,892

SALE:4:1: IMPOVEMENTS ADDED SINCE SALE

XFOB:4:1: PEACHTREE ID#S1390A & B ORB 771-873 10/2

SALE:3:1:

SALE:2:1: LOT 5 BLK B UNIT 1 WOODGATE VILLAGE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/1889	11/19/2020	TR	U	I	11	100
GRANTOR: ERIC & HALEY SPRINGBO						
GRANTEE: THR BLUE TREE & BOU						
1359/1230	5/08/2018	WD	Q	I	01	18,000
GRANTOR: GUILLERMO SOLIS						
GRANTEE: ERIC & HALEY SPRING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UOP= N14 W20 S14 E20$ W33 S23 E24 UOP= S10 E20N10 W20$ E32 N23$.

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	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,600

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		RMH-2	56.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/02/2023 BY JB Total Acres: 0.19 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 07/11/2025 BY SYS