LOT 17 WOODGATE VILLAGE UNIT 3.
780-333, 834-1874, 860-2196, 925

SCHMELE 321 LAND TRUST
P O BOX 6
MURPHY, NC 28906

2026

08-4S-16-02810-317

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

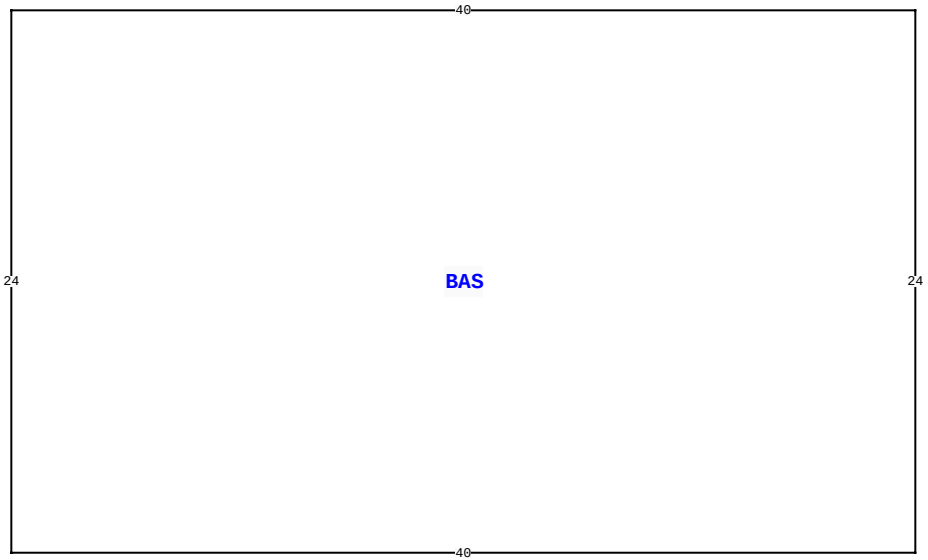
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	8416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	58,518
TOTALS	960			960	58,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	960	117.9000	110.83	106,397	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 0% - 2022 Heated Area: 960 HX Base Yr



223 SW HOBBY PL, 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: 3	Tax Dist:
BUILDING MARKET VALUE	58,518
TOTAL MARKET OB/XF VALUE	4,560
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	81,578
SOH/AGL Deduction	1,933
ASSESSED VALUE	79,645
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,645
TOTAL JUST VALUE	81,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,578

LAND:1:1: 0.50 AC.

PRMT:1:1: 24X44

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7095	M H	60	04/28/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/2593	12/16/2021	WD	U	I	11	100
GRANTOR: MORGAN MARIANNE						
GRANTEE: SCHMELE 321 LAND TR						
1373/0208	11/09/2018	LE	U	I	14	100
GRANTOR: MARINE MORGAN						
GRANTEE: MARIANNE MORGAN (EN						

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	0120	CLFENCE 4	0	0	0	0	380.00	UT	2.00	2.00	100	1990	1990	3	100	760	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 4,560

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	0102	C	SFR/MH	0		RSF/MH	124.00	175.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/02/2023 BY KS Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/11/2025 BY SYS