BEG AT SW COR OF SE1/4 OF NE 1/4
RUN N 483.14 FT, E 1302.31 FT TO
CR-245, S ALONG CURVE OF R/W 213

SMITH LISA M
7 GRAND CANYON DR
HENDERSONVILLE, NC 28792

2026

11-5S-17-09211-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Quality	05	05

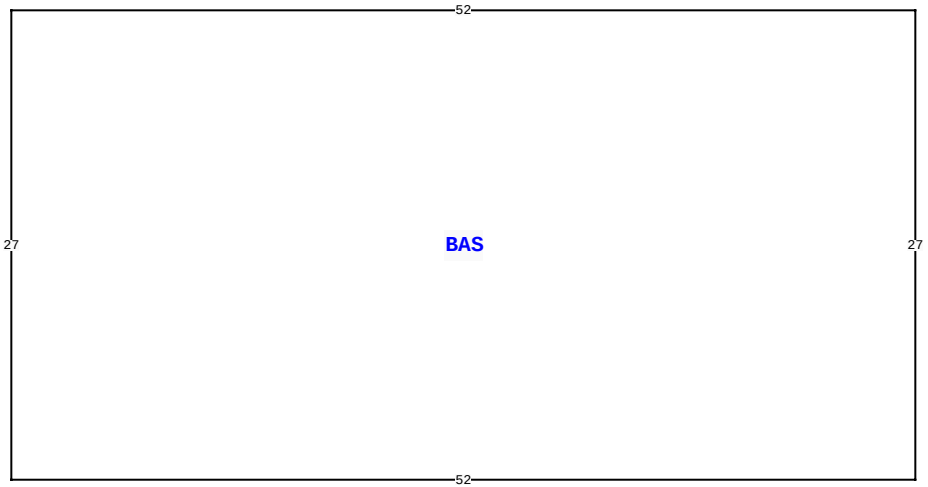
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 11517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	106,731
TOTALS	1,404			1,404	106,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,404	113.9000	107.07	150,326	2013	2012	0	0	0	29.00	71.00

1 MANUF 1 100% - 2013 Heated Area: 1404 HX Base Yr 2013



8710 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		106,731
TOTAL MARKET OB/XF VALUE		15,500
TOTAL LAND VALUE - MARKET		191,880
TOTAL MARKET VALUE		183,326
SOH/AGL Deduction		88,680
ASSESSED VALUE		94,646
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,924
TOTAL JUST VALUE		314,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30581	M H	694	11/02/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/1014	5/13/2025	WD	U	I	11	100
GRANTOR: MASSIE DAVID F						
GRANTEE: SMITH LISA M						
1238/0538	7/11/2012	WD	Q	V	01	75,000
GRANTOR: ERNEST NEIL PHILLIPS						
GRANTEE: DAVID F MASSIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E52 N27$.

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	0264	PRCH,FSP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
3	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 15,500

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	100		A-1	0.00	0.00	6.32	AC		1.00	1.00	1.00	9,000.00	9,000.00	56,880							
2	5600	A	TIMBER 3	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	281.00	281.00	4,215							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	135,000							

REVIEW DATE 08/01/2017 BY BC Total Acres: 21.32 Total Land Value: 61,095 Market: 135,000 Agricultural: 4,215 Common: 56,880 PRINTED 11/18/2025 BY SYS