LOT 3 ROSE POINTE S/D.
CT 1259-1404, SWD 1271-549,
WD 1271-2022, WD 1287-675,

JAMAL MOHAMMED/MOHSINA AFREEN
2221 SWABIA CT
CARY, NC 27518

2026

15-4S-16-03011-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

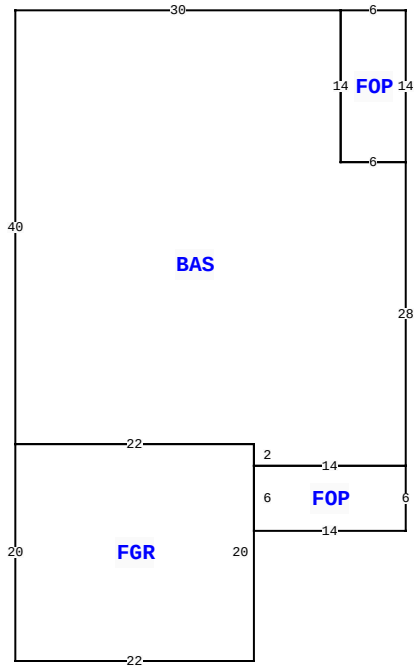
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15416.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,384	100		1,384	160,067
FGR	440	55		242	27,989
FOP	84	30		25	2,892
FOP	84	30		25	2,892
TOTALS	1,992			1,676	193,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,676	116.0280	129.95	217,796	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 0% - 0 Heated Area: 1384 HX Base Yr



171 SW ROSE POINTE 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	193,838
TOTAL MARKET OB/XF VALUE	1,392
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	213,730
SOH/AGL Deduction	0
ASSESSED VALUE	213,730
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,730
TOTAL JUST VALUE	213,730
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31974	SFR	614	05/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/0675	12/31/2014	WD	U	I	39	399,800
GRANTOR: INNOVATIVE HOME BUILD						
GRANTEE: MOHAMMED JAMAL & AF						
1271/2022	3/17/2014	WD	Q	V	05	300,000
GRANTOR: SOUTHEASTERN FUNDING						
GRANTEE: INNOVATIVE HOME BUI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S40 FGR= S20 E22 N20 W22$ E22 S2 FOP= S6 E14 N6 W14$ E14 N28 FOP= N14 W6 S14 E6$ W6 N14$.

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	0166	CONC,PAVMT	0	0	0	0	696.00	UT	2.00	2.00	100	2014	2014	3	100	1,392	

LAND DESCRIPTION

TOTAL OB/XF 1,392

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	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/24/2024 BY KS Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/03/2025 BY SYS