COMM NW COR OF NW1/4 OF SW1/4,
RUN S 804.7 FT FOR POB, RUN E
119.73 FT, S 122 FT, W 119.32

LEWANDOWSKI LINDA M
33 BERMUD SAND DR
ASHVILLE, NC 28806

2026

15-4S-17-08360-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

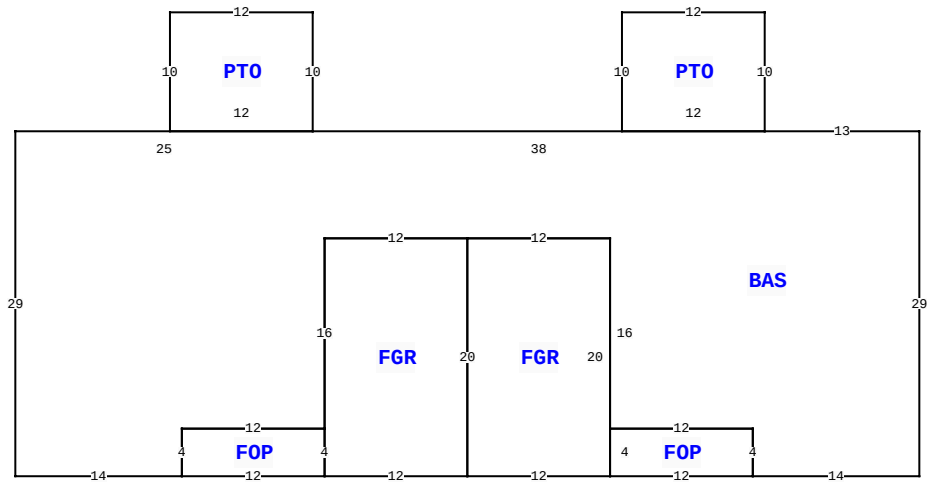
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 100
Story Height		10 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100		1,628	70,981
FGR	240	55		132	5,755
FGR	240	55		132	5,755
FOP	48	30		14	611
FOP	48	30		14	611
PTO	120	5		6	262
PTO	120	5		6	262
TOTALS	2,444			1,932	84,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,932	102.5850	87.20	168,470	1985	1985	0	0	0	50.00	50.00

1 DUPLEX 0% - 0 Heated Area: 1628 HX Base Yr



228 SE BRACKEN WAY, 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: 2	Tax Dist:
BUILDING MARKET VALUE	84,235
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	103,435
SOH/AGL Deduction	0
ASSESSED VALUE	103,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,435
TOTAL JUST VALUE	103,435
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,435

SALE:1:1: DUPLEX

BLDG:1:1: MAPLE LANE APTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048054	Roof Replacement	10,080	09/07/2023
30697	MAINT/ALTR	175	01/04/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0828/2240	9/27/1996	WD	Q	I		64,200
GRANTOR: DAVID & LAURA HOUSEMA						
GRANTEE: LEWANDPWSKI						
0561/0478	4/01/1985	WD	Q	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N10 W12 S10 E12$ W38 PTO= N10 W12 S10 E12$ W25 S29 E14 FOP= E12 N4 W12S4$ N4 E12 FGR= S4 E12 N20 W12 S16$ N16 E12 FGR= S20 E12N20 W12$ E12 S16 FOP= S4 E12 N4 W12$ E12 S4 E14 N29$.

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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 700

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	0800	C	MULTI-FAM	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/03/2023 BY jerry Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS