

THE W 200 FT LOT 103 HI-DRI ACRE
821-377, 849-202, 853-356, 937-1

WISNIEWSKI ERIK ANGELO
249 SW BOBO LINK PL
LAKE CITY, NC 32024

2026

15-5S-16-03626-153



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
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100		972	82,217
UOP	128	25		32	2,707
TOTALS	1,100			1,004	84,923

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	
2	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	0			0.00	0.00	0.97	AC	

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

2 MANUF 1 0% - 2025

Heated Area: 972

HX Base Yr

27

36

27

26

10

16

8

16

8

26

BAS

UOP

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU
249 SW BOBOLINK PL, LAKE CITY			

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

3

VALUATION BY

STANDARD

Tax Group: 3

Tax Dist:

BUILDING MARKET VALUE

84,923

TOTAL MARKET OB/XF VALUE

12,300

TOTAL LAND VALUE - MARKET

13,580

TOTAL MARKET VALUE

110,803

SOH/AGL Deduction

0

ASSESSED VALUE

110,803

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

110,803

TOTAL JUST VALUE

110,803

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

114,028

PRMT:1:1: TRVL TRL

BLDG:1:1: GENE MH

PERMIT NUM

DESCRIPTION

AMT

ISSUED

28198

M H

630

11/05/2009

13618

M H

75

02/10/1998

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1511/2457

4/03/2024

WD Q

I

01

117,000

GRANTOR: CHRISTIANO ANN

GRANTEE: WISNIEWSKI ERIK ANG

1459/251

2/09/2022

QC U

I

11

100

GRANTOR: PAPIOS ANN

GRANTEE: CHRISTIANO ANN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S27 E10 UOP= S8 E16 N8 W16\$ E26 N27\$.