LOT 1 BLOCK B ICHETUCKNEE PINES

645-193, 980-573, 1166-2504, WD

CORREA RICARDO JOSE/MCCALLEY-CORREA CATHERINE ANN
203 CHANCERY DR
GOLDSBORO, NC 27530

2026

16-6S-16-03832-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

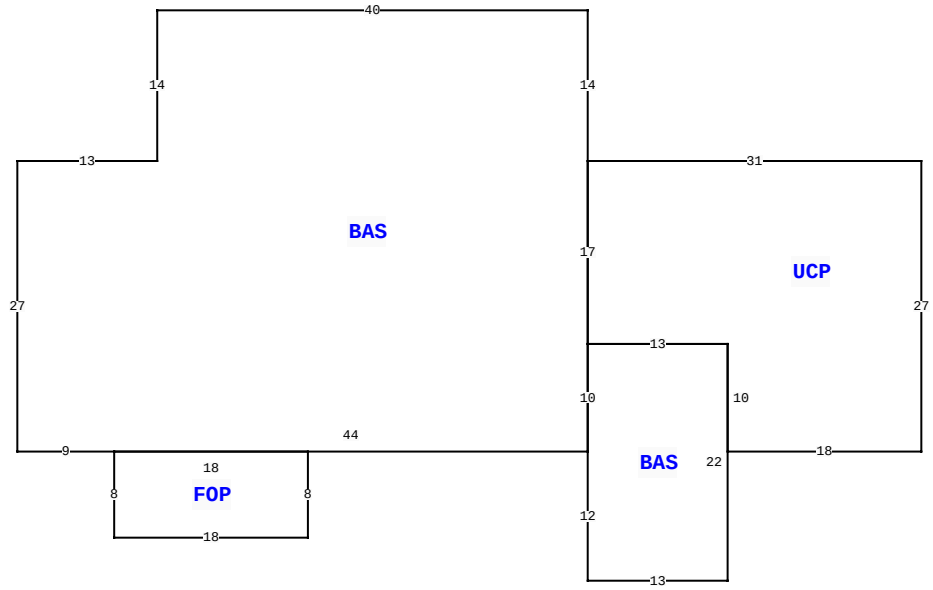
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Stories	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 02
NEIGHBORHOOD/LOC	16616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	286	100		286	14,950
BAS	1,991	100		1,991	104,074
FOP	144	35		50	2,614
UCP	707	20		141	7,371
TOTALS	3,128			2,468	129,007

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,468	115.9000	95.04	234,559	1995	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 2277 HX Base Yr



5467 SW ELIM CHURCH RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	129,007
TOTAL MARKET OB/XF VALUE	8,400
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	192,407
SOH/AGL Deduction	0
ASSESSED VALUE	192,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,407
TOTAL JUST VALUE	192,407
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,407

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050761	Roof Replacement	23,000	09/06/2024
20834	M H	125	07/03/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/1982	8/02/2024	WD	Q	I	01	200,000
GRANTOR: MARTINEZ GILBERT FABI						
GRANTEE: CORREA RICARDO JOSE						
1421/0133	9/15/2020	WD	Q	I	01	115,000
GRANTOR: MAXIM V KUZNETSOV & M						
GRANTEE: GILBERT FABIAN MART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S14 W13 S27 E9 FOP= S8 E18 N8 W18$ E44 BAS= S12 E13 N22 W13 S10$ N10 UCP= E13 S10 E18 N27 W31 S17$ N17 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/24/2025 BY TP Total Acres: 4.10 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/19/2025 BY SYS