

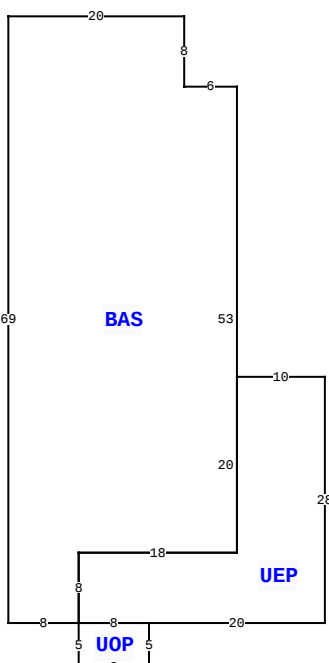
NE1/4 OF NW1/4 AS LIES W OF I-75
FT OF THE W 431.25 FT AS DESC IN
-490. ALSO, SE1/4 OF NW1/4 & SW1

WARE DEBORAH ANN
271 LIBERTY LN
MURPHY, NC 28906

2025

21-5S-17-09310-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	04	SINGLE SID 100		0100	01	1,864	53.3112	59.71	111,299	1945	1945	0	0	30	35.00	35.00	VALUATION BY																	
Roof Structur	03	GABLE/HIP 100		1 SINGLE FAM 0% - 0										Heated Area: 1602										HX Base Yr										
Roof Cover	12	MODULAR MT 100												Tax Group: 3										Tax Dist:										
Interior Wall	04	PLYWOOD 100												BUILDING MARKET VALUE										82,994										
Interior Floo	14	CARPET 80												TOTAL MARKET OB/XF VALUE										14,250										
Interior Floo	09	PINE WOOD 20												TOTAL LAND VALUE - MARKET										116,887										
Air Condition	03	CENTRAL 100												TOTAL MARKET VALUE										123,027										
Heating Type	04	AIR DUCTED 100												SOH/AGL Deduction										6,266										
Bedrooms		3 100												ASSESSED VALUE										116,761										
Bathrooms		1 100												TOTAL EXEMPTION VALUE										VX 5,000										
Frame	01	NONE 100												BASE TAXABLE VALUE										111,761										
Stories	1.	1. 100												TOTAL JUST VALUE										214,131										
Architectual	05	CONV 100		NCON VALUE										0																				
Units		0 100		INCOME VALUE																														
Condition Adj	01	01 100		PREVIOUS YEAR MKT VALUE										173,762																				
Kitchen Adjus	01	01 100																																
Quality	01	01																																
DOR CODE	5000IMPROVED AG																																	
MAP NUM											MKT AREA										02													
NEIGHBORHOOD/LOC	21517.00 1.00/																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,602	100		1,602	33,479																													
UEP	424	60		254	5,308																													
UOP	40	20		8	167																													
TOTALS	2,066			1,864	38,955																													
EXTRA FEATURES					1280 SW PAUL PEARCE LN, LAKE CITY										BLD DATE					LGL DATE					04/08/2025					MLU				

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