COMM SE COR OF NE1/4 OF SE1/4, R
POB, CONT N 420 FT, W 420 FT, S
S 395 FT, E 25 FT, S 24 FT, E 42

FAIRLEY JOSEPH C #01183120
BUTNER FCI #2, P O BOX 1500
BUTNER, NC 27509

DORM MC15UP

2026

21-7S-17-10037-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

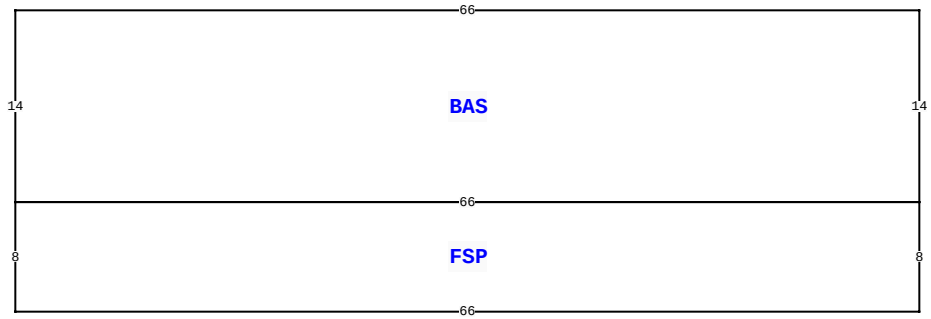
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	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		MKT AREA 02
NEIGHBORHOOD/LOC	21717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	24,815
FSP	528	40		211	5,667
TOTALS	1,452			1,135	30,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,135	111.9000	67.14	76,204	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1999 Heated Area: 924 HX Base Yr 1999



23394 S US HIGHWAY 441 , HIGH SPRINGS

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		30,482
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		32,480
TOTAL MARKET VALUE		70,762
SOH/AGL Deduction		32,549
ASSESSED VALUE		38,213
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		13,213
TOTAL JUST VALUE		70,762
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9914	M H	125	06/29/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0951/0027	4/15/2002	QC	Q	I	01	100
GRANTOR: STEPHANIE BROWN						
GRANTEE: JOSEPH FAIRLEY						
0795/2251	9/14/1994	WD	Q	V		7,500
GRANTOR: BESSIE MCBRAYER						
GRANTEE: STEPHANIE BROWN & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 FSP= S8 E66 N8 W66$ E66 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	100		A-1	0.00	0.00	2.32	AC		1.00	1.00	1.00	14,000.00	14,000.00	32,480							

REVIEW DATE 12/15/2017 BY DF Total Acres: 2.32 Total Land Value: 32,480 Market: 0 Agricultural: 0 Common: 32,480 PRINTED 11/06/2025 BY SYS