

LOT 6 FAIRWAY VIEW UNIT 4.  
LE 1354-559, DC 1446-497, WD 144

BRAWLEY LAURIE/BRADY WILLIAM THOMAS  
3032 PHILADELPHIA RD  
LAWNDALE, NC 28090

2026

26-3S-16-02308-083



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD CONSTRUCTION   |
| Exterior Wall            | 19 COMMON BRK 80  |
| Exterior Wall            | 31 VINYL SID 20   |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 12 MODULAR MT 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 80      |
| Interior Floor           | 15 HARDTILE 20    |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 3 100             |
| Frame                    | 01 NONE 100       |
| Stories                  | 2. 2. 100         |
| Architectural            | 05 CONV 100       |
| Units                    | 0 100             |
| Condition Adj            | 03 03 100         |
| Kitchen Adjus            | 01 01 100         |

|          |                    |
|----------|--------------------|
| Quality  | 06 06              |
| DOR CODE | 0100 SINGLE FAMILY |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 06 |
|---------|----------|----|

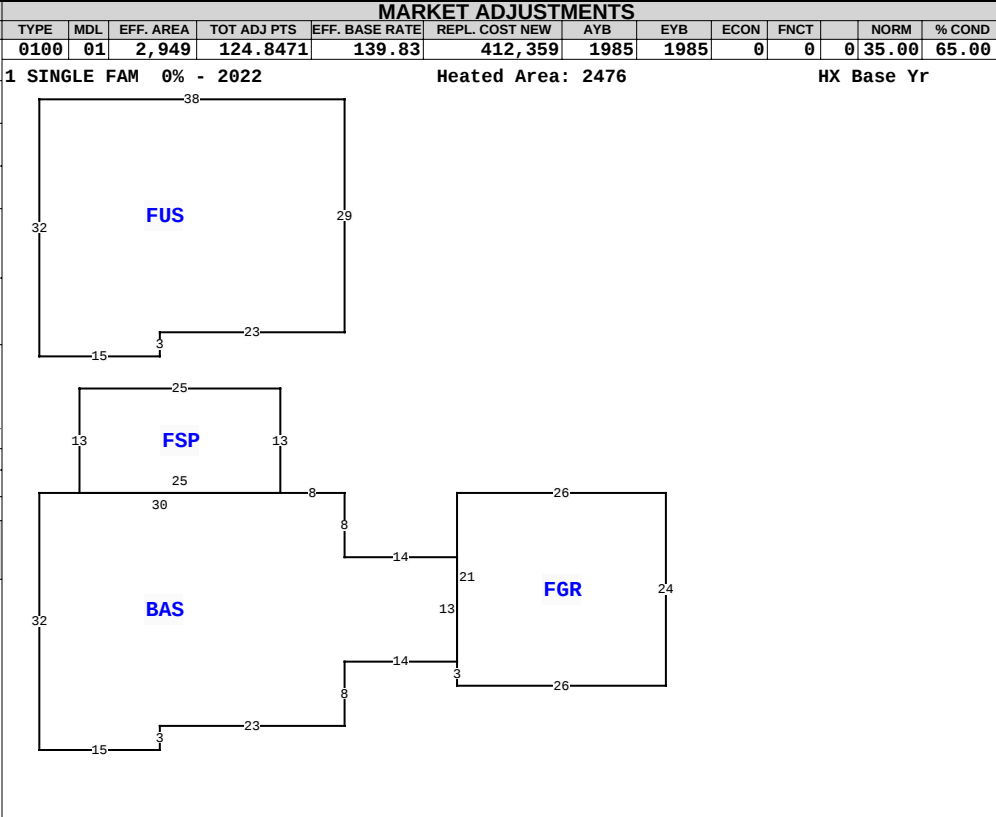
|                  |                 |
|------------------|-----------------|
| NEIGHBORHOOD/LOC | 26316.030 1.00/ |
|------------------|-----------------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,329            | 100         |      | 1,329        | 120,792              |
| FGR       | 624              | 55          |      | 343          | 31,175               |
| FSP       | 325              | 40          |      | 130          | 11,816               |
| FUS       | 1,147            | 100         |      | 1,147        | 104,250              |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,425 |  |  | 2,949 | 268,033 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    |
| 1              | 0166       | CONC, PAVMT | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00     |
| 2              | 0180       | FPLC 1STRY  | 0   | 0   | 0  | 0  | 1.00   | UT | 2,000.00 |
| 3              | 0258       | PATIO       | 0   | 0   | 10 | 36 | 360.00 | UT | 2.50     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0140     | C   | SFR GOLF             | 0   |     | 00       | 0.00  | 0.00  | 1.00        |



1290 NW FRONTIER DR, LAKE CITY

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 2 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 2              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 268,033   |   |
| TOTAL MARKET OB/XF VALUE  |  | 4,150     |   |
| TOTAL LAND VALUE - MARKET |  | 42,000    |   |
| TOTAL MARKET VALUE        |  | 314,183   |   |
| SOH/AGL Deduction         |  | 0         |   |
| ASSESSED VALUE            |  | 314,183   |   |
| TOTAL EXEMPTION VALUE     |  | 0         |   |
| BASE TAXABLE VALUE        |  | 314,183   |   |
| TOTAL JUST VALUE          |  | 314,183   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  |           |   |
| PREVIOUS YEAR MKT VALUE   |  | 337,665   |   |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000048283  | Roof Replacement | 15,750 | 09/28/2023 |

| SALES DATA                    |            |           |     |     |        |            |  |
|-------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1454/505                      | 11/30/2021 | WD        | Q   | I   | 01     | 255,000    |  |
| GRANTOR: TURKEY CREEK PHASE 1 |            |           |     |     |        |            |  |
| GRANTEE: BRAWLEY LAURIE       |            |           |     |     |        |            |  |
| 1446/499                      | 8/20/2021  | WD        | U   | I   | 37     | 219,500    |  |
| GRANTOR: DILWORTH DONALD H    |            |           |     |     |        |            |  |
| GRANTEE: TURKEY CREEK PHASE   |            |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                          |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W8 FSP= N13 W25 S13 E25\$ W30 S32 E15 N3 E23 N8 E14 FGR= S3 E26 N24 W26 S21\$ N13 W14 N8\$ PTR=N20 FUS= N29 W38 S32 E15 N3 E23\$ S20\$. |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| TOTAL OB/XF      |          |     |                      |     |     |          |       |       |             |
| 4,150            |          |     |                      |     |     |          |       |       |             |
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0140     | C   | SFR GOLF             | 0   |     | 00       | 0.00  | 0.00  | 1.00        |