

LOT 1 BLOCK 3 UNIT 1 GWEN LAKE E
PB 842-2152 THRU 842-2174, 975-9

O'CLAIR ARNOLD W/O'CLAIR NANCY P
294 TWENG TRL
LEXINGTON, SC 29072

2026

31-3S-17-05988-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06

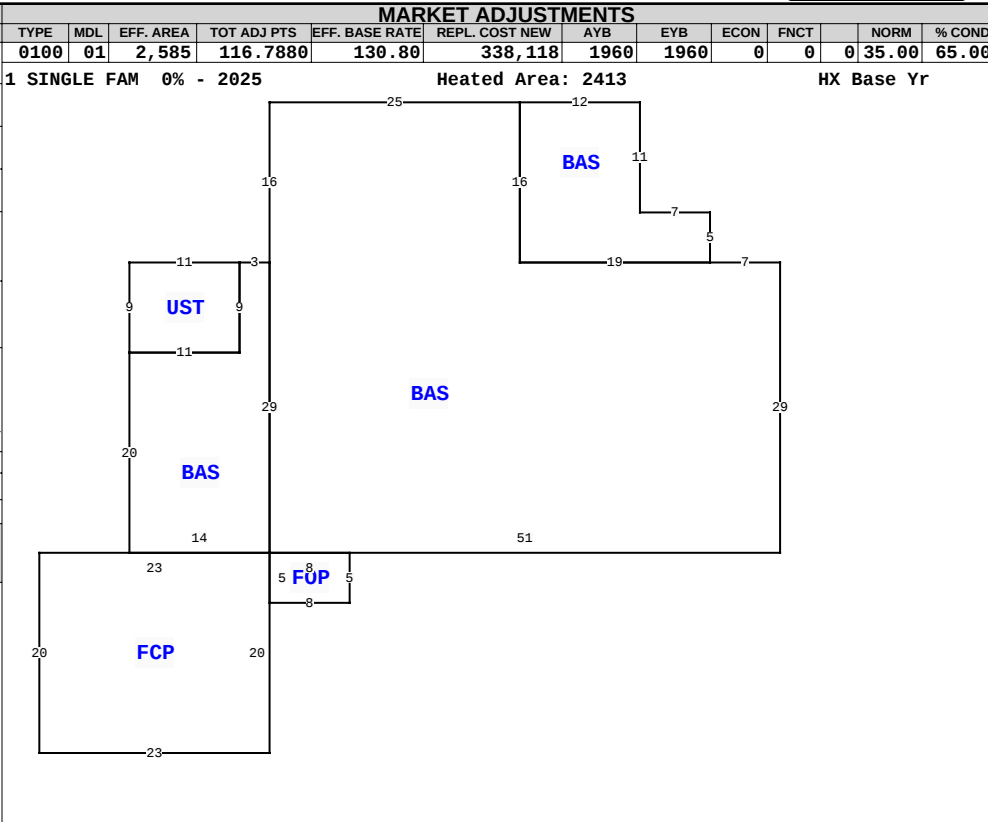
NEIGHBORHOOD/LOC					
31317.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	227	100		227	19,300
BAS	307	100		307	26,101
BAS	1,879	100		1,879	159,752
FCP	460	25		115	9,777
FOP	40	30		12	1,021
UST	99	45		45	3,826

TOTALS	3,012			2,585	219,777
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
4	0294	SHED WOOD/	0	0	12	30	240.00	UT	5.00
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		*RSF	2 0.00	0.00	15,880.41

REVIEW DATE 05/16/2019 BY RP



718 NW PALM DR, LAKE CITY

TOTAL OB/XF									
3,400									

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3,400									

Total Acres: 0.36 Total Land Value: 15,086 Market: 0 Agricultural: 0 Common: 15,086

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		219,777	
TOTAL MARKET OB/XF VALUE		3,400	
TOTAL LAND VALUE - MARKET		15,086	
TOTAL MARKET VALUE		238,263	
SOH/AGL Deduction		0	
ASSESSED VALUE		238,263	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		238,263	
TOTAL JUST VALUE		238,263	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		238,263	

LAND:1:1: CORNER LOT AND 1.5 X LARGER THAN OTHER L			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
101	MAINT/ALTR	50	03/13/2013
1999	ADDN SFR	104	01/19/2011
377	ADDN SFR	0	02/21/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1200/2400	9/01/2010	WD	Q	I	01	115,000	
GRANTOR: BARBARA W WILLIAMS &							
GRANTEE: ARNOLF W & NANCY P							
1198/2194	7/30/2010	WD	U	I	11	100	
GRANTOR: CHARLES L WILLIAMS JR							
GRANTEE: BARBARA W WILLIAMS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W19 N16 W25 S16 BAS= W3UST= W11 S9 E11 N9\$ S9 W11 S20 E14 N29\$ S29 FCP= W23 S20E23 N20\$ FOP= S5 E8 N5 W8\$ E51 N29 W7\$ BAS= N5 W7 N11 W12 S16 E19\$.									

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