LOTS 3, 4 & 5 BLOCK 4 MORNINGSID

822-31, DC 1331-1515, DC 1334-22

SILVER VIVIANA
19-A WOODMONT CIRCLE
LINCOLNTON, NC 28092

2026

33-3S-17-06401-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

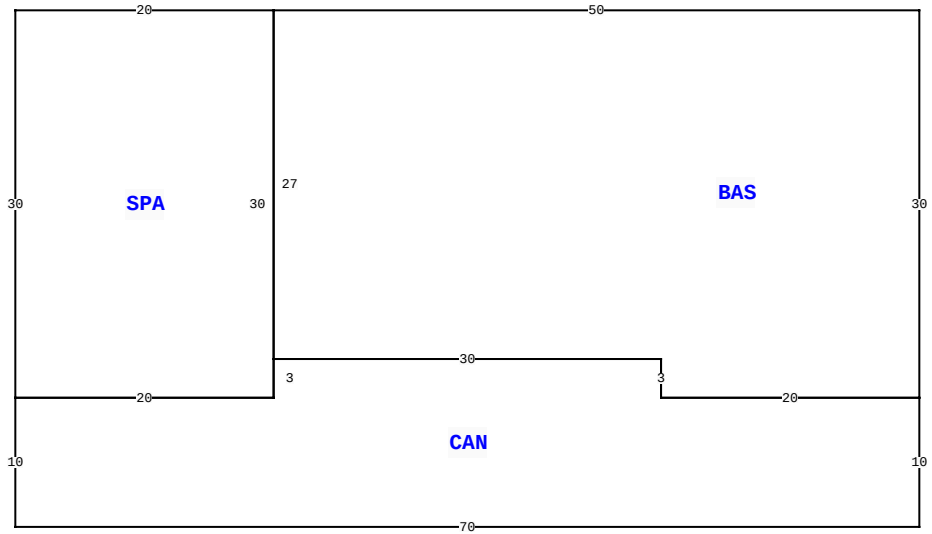
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,410	100		1,410	7,052
CAN	790	30		237	1,185
SPA	600	85		510	2,551
TOTALS	2,800			2,157	10,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
6700	04	2,157	34.0200	16.67	35,957	1955	1955	0	0	20	50.00	30.00

1 SERV SHOP 0% - 2023 Heated Area: 1920 HX Base Yr



1326 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	10,787
TOTAL MARKET OB/XF VALUE	3,088
TOTAL LAND VALUE - MARKET	45,994
TOTAL MARKET VALUE	59,869
SOH/AGL Deduction	0
ASSESSED VALUE	59,869
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,869
TOTAL JUST VALUE	59,869
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/1345	7/06/2022	QC	U	I	11	100
GRANTOR: ALVARADO VERA						
GRANTEE: SILVER VIVIANA						
0822/0031	5/15/1996	WD	Q	I		55,000
GRANTOR: J ALLEN & LISBETH TUG						
GRANTEE: ALVARO & VERA ALVAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 SPA= W20 S30 E20 N30$ S27 CAN= S3 W20 S10 E70 N10 W20 N3 W30$ E30 S3 E20 N30$.

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0040	BARN,POLE	0	0	36	22	792.00	UT	1.50	1.50	100	1994	1994	3	100	1,188	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	300	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,088

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	2500	C	SRVC SHOPS	0		CI	113.00	175.00	19,775.00	SF		1.00	1.00	1.00	2.25	2.25	44,494							
2	0000	C	VAC RES	0		RSF/MH	67.00	200.00	1.00	LT		1.00	1.00	1.00	1,500.00	1,500.00	1,500							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.76 Total Land Value: 45,994 Market: 0 Agricultural: 0 Common: 45,994 PRINTED 11/07/2025 BY SYS