E DIV: COMM INTERS OF E LINE ERM
LINE E ST JOHNS ST, RUN S 101.21
RUN E 89 FT, S 101.29 FT TO N LI

SE MONROE ST LLC
3032 PHILADELPHIA RD
LAWNDALE, NC 28090

**2026**

**33-3S-17-13036-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

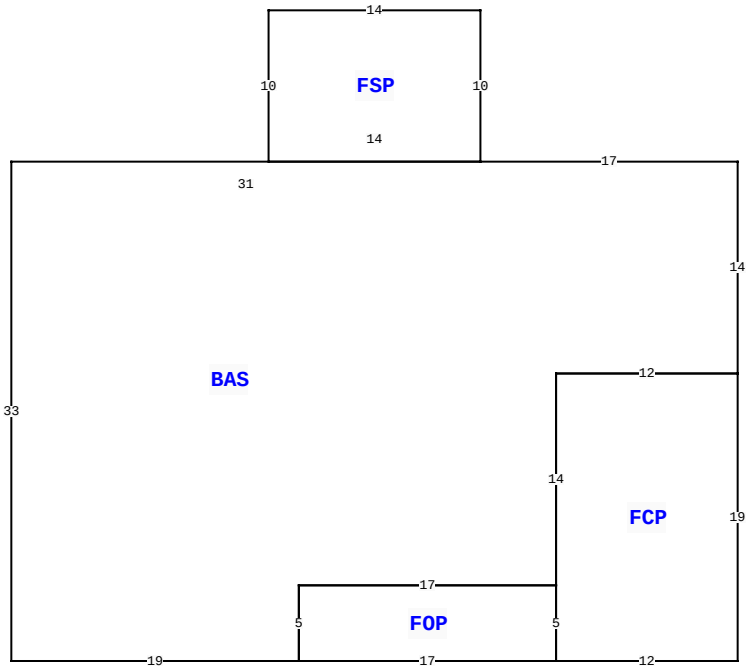
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 12 | HARDWOOD 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 860317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,271 | 100 | | 1,271 | 93,917 |
| FCP | 228 | 25 | | 57 | 4,212 |
| FOP | 85 | 30 | | 26 | 1,921 |
| FSP | 140 | 40 | | 56 | 4,138 |
| TOTALS | 1,724 | | | 1,410 | 104,188 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,410 | 101.5040 | 113.68 | 160,289 | 1966 | 1966 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2022 Heated Area: 1271 HX Base Yr




801 SE MONROE ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 104,188 |
| TOTAL MARKET OB/XF VALUE | 400 |
| TOTAL LAND VALUE - MARKET | 8,414 |
| TOTAL MARKET VALUE | 113,002 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 113,002 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 113,002 |
| TOTAL JUST VALUE | 113,002 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 113,002 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1443/1548 | 7/20/2021 | QC | U | I | 11 | 100 |
| GRANTOR: BRADY WILLIAM THOMAS | | | | | | |
| GRANTEE: SE MONROE ST LLC | | | | | | |
| 1428/2319 | 1/20/2021 | WD | U | I | 11 | 0 |
| GRANTOR: BRAWLEY LAURIE | | | | | | |
| GRANTEE: BRADY WILLIAM THOMA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 FSP= N10 W14 S10 E14$ W31 S33 E19 FOP= E17 N5 W17 S5$ N5 E17 FCP= S5 E12 N19 W12 S14$N14 E12 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 2 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 400

| 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 | 0100 | C | SFR | 0 | | *RSF-1 | 101.00 | 89.00 | 8,857.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 8,414 | | | | | | | |

REVIEW DATE 12/05/2016 BY DF Total Acres: 0.20 Total Land Value: 8,414 Market: 0 Agricultural: 0 Common: 8,414 PRINTED 11/18/2025 BY SYS