LOT 26 UNIT 10 THREE RIVERS ESTA

781-130, 864-2222, WD 1317-740,

DAVIDSON WENDY SUE/BENSON MARY ELIZABETH
147 LANGSTON RIDGE DR
ANGIER, NC 27501

**2027**

**00-00-00-00770-000**

## BUILDING CHARACTERISTICS

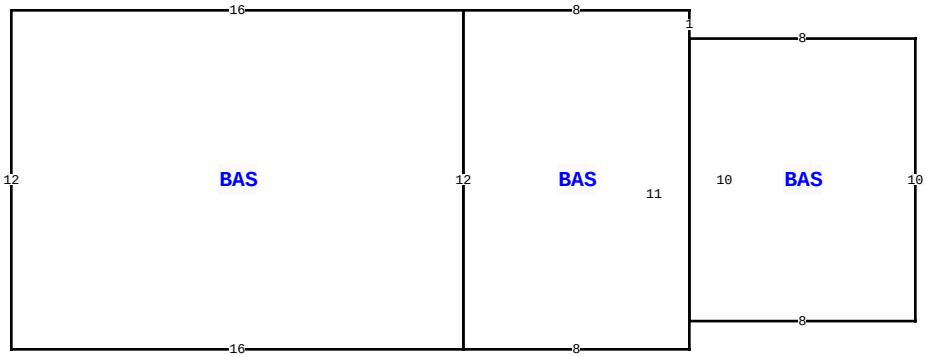
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | | 100000.10 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 80 | 100 | | 80 | 4,063 |
| BAS | 96 | 100 | | 96 | 4,875 |
| BAS | 192 | 100 | | 192 | 9,750 |
| TOTALS | 368 | | | 368 | 18,688 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0102 | 01 | 368 | 111.0000 | 66.60 | 24,509 | 2006 | 2006 | 0 | 0 | 0 | 23.75 | 76.25 |

1 STRG/CONV 0% - 0 Heated Area: 368 HX Base Yr




264 SW DELAWARE WAY, FORT WHITE

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## 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 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 200 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 18,688 |
| TOTAL MARKET OB/XF VALUE | 7,200 |
| TOTAL LAND VALUE - MARKET | 24,000 |
| TOTAL MARKET VALUE | 49,888 |
| SOH/AGL Deduction | 13,473 |
| ASSESSED VALUE | 36,415 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 36,415 |
| TOTAL JUST VALUE | 49,888 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 50,511 |

PRMT:1:1: PERMIT FOR TRAVEL TRAILER

SALE:2:1: WD REPLACING AGREEMENT

SALE:1:1: LOT26 UNIT 10 THREE RIVERS ESTATES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042776 | Electrical Servic | 0 | 09/17/2021 |
| 14958 | PUMP/UTPOL | 75 | 01/19/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1402/2599 | 8/29/2019 | QC | U | I | 30 | 100 |
| GRANTOR: MARY ELIZABETH BENSON | | | | | | |
| GRANTEE: MARY ELIZABETH & WE | | | | | | |
| 1331/0250 | 2/07/2017 | WD | U | I | 30 | 24,000 |
| GRANTOR: CONNIE T DAVIDSON | | | | | | |
| GRANTEE: J LEROY DAVIDSON & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W8 BAS= N1 W8 BAS= W16 S12 E16 N12$ S12 E8 N11$ S10 E8 N10$.

## LAND DESCRIPTION

TOTAL OB/XF 7,200

| 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 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 24,000 | | | | | | | |

REVIEW DATE 09/20/2021 BY JB Total Acres: 0.91 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 11/17/2026 BY SYS