

LOT 56 UNIT 22 THREE RIVERS ESTA  
TR 1305-1278,

MITCHELL MARY ROSANNE BAILEY  
145 LYNN COVE LN  
MOORESVILLE, NC 28117-9625

2026

00-00-00-01417-001

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 18,000 <b>TOTAL MARKET VALUE</b> 18,000 SOH/AGL Deduction 7,371 <b>ASSESSED VALUE</b> 10,629 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 10,629 <b>TOTAL JUST VALUE</b> 18,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 18,000																							
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>																							
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1305/1278</td> <td>11/24/2015</td> <td>TR U</td> <td>V</td> <td>11</td> <td></td> <td>100</td> </tr> </tbody> </table> GRANTOR: LESLIE W BAILEY JR IN GRANTEE: MARY ROSANNE BAILEY										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1305/1278	11/24/2015	TR U	V	11		100
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<b>TOTALS</b>										BLD DATE XF DATE INC DATE		LGL DATE LAND DATE AG DATE		04/30/2024		MLU		<b>BUILDING NOTES</b>																									
<b>EXTRA FEATURES</b>																				<b>BUILDING DIMENSIONS</b>																							
L N	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																											
																	<b>LAND DESCRIPTION</b>																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0000	C	VAC RES	0		A-1	100.00	400.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000																										
<b>REVIEW DATE</b> 04/30/2024 <b>BY</b> MLU Total Acres: 0.92 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 <b>PRINTED 03/26/2026 BY SYS</b>																																											