E DIV: LOT 38 LAKE VIEW S/D.
827-2261, 834-1906, CT 867-1645,

THE GREEN TREE AND BOUNTIFUL PLAINS TRUST
P O BOX 6
MURPHY, NC 28906

2026

00-00-00-13169-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

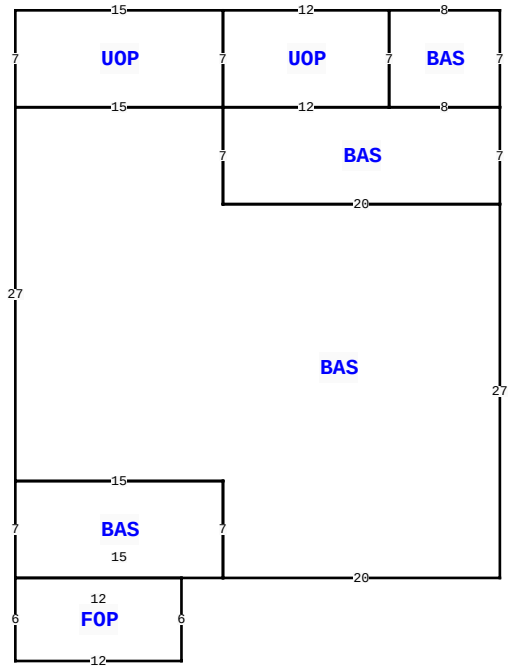
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.130	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	56	100		56	826
BAS	105	100		105	1,548
BAS	140	100		140	2,064
BAS	945	100		945	13,932
FOP	72	30		22	324
UOP	84	20		17	251
UOP	105	20		21	310
TOTALS	1,507			1,306	19,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,306	52.6500	58.97	77,015	1943	1943	0	0	40	35.00	25.00

1 SINGLE FAM 0% - 0 Heated Area: 1246 HX Base Yr



602 NE LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	19,254
TOTAL MARKET OB/XF VALUE	340
TOTAL LAND VALUE - MARKET	8,250
TOTAL MARKET VALUE	27,844
SOH/AGL Deduction	2,512
ASSESSED VALUE	25,332
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,332
TOTAL JUST VALUE	27,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,819

SALE:3:1: RESALE 2/97

SALE:2:1: RESALE 2/97

SALE:1:1: FORECLOSURE (CERT OF TITLE)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/1745	10/03/2022	QC	U	I	11	100
GRANTOR: SMITH TONY						
GRANTEE: THE GREEN TREE AND						
1425/151	11/21/2020	QC	U	I	11	100
GRANTOR: THE WILLIAM LEE POPLI						
GRANTEE: THE GREEN TREE AND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S27 BAS= S7 FOP= S6 E12 N6 W12$ E15 N7 W15$ E15S7 E20 N27 BAS= N7 BAS= N7 W8S7 E8$ W8 UOP= N7 W12 S7 E12$W12 S7 E20$ W20 N7 UOP= N7 W15 S7 E15$.

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	40	
2	0294	SHED WOOD/	0	0	12	16	1.00	UT	0.00	0.00	100	1995	1995	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 340

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-	350.00	110.00	5,500.00	SF		1.00	1.00	1.00	1.50	1.50	8,250							

REVIEW DATE 10/24/2016 BY DF Total Acres: 0.13 Total Land Value: 8,250 Market: 0 Agricultural: 0 Common: 8,250 PRINTED 06/09/2026 BY SYS