E DIV: BEG 310 FT E OF NE COR BL
S 210 FT, E 68.5 FT, N 210 FT W
EX RD, (BLOCK 297).

THE BAY 421 LAND TRUST DATED 4/1/2021
500 WESTOVER DR #19844
SANFORD, NC 27330

2026

00-00-00-13355-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	860317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

614 SE SAINT JOHNS ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,798
TOTAL MARKET VALUE	15,798
SOH/AGL Deduction	2,590
ASSESSED VALUE	13,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,208
TOTAL JUST VALUE	15,798
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	12,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/1361	5/05/2021	QC	U	V	11	37,900
GRANTOR: 5T WEALTH PARTNERS LP						
GRANTEE: THE BAY 421 LAND TR						
1365/2586	7/16/2018	TD	U	V	18	4,900
GRANTOR: CLERK OF COURT						
GRANTEE: 5T WEALTH PARTNERS						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		*RSF	-368.00	205.00	14,043.00	SF		1.00	1.00	0.90	1.25	1.13	15,798							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.32 Total Land Value: 15,798 Market: 0 Agricultural: 0 Common: 15,798 PRINTED 06/08/2026 BY SYS