S DIV: LOTS 4, 5 & 6 BLOCK C KRI
ALSO LOTS 9 & 10 BLK C HALLS S/D

MIDKIFF BECKY
118 LAKESIDE CROSSING
ADVANCE, NC 27006

2027

00-00-00-14188-000

BUILDING CHARACTERISTICS

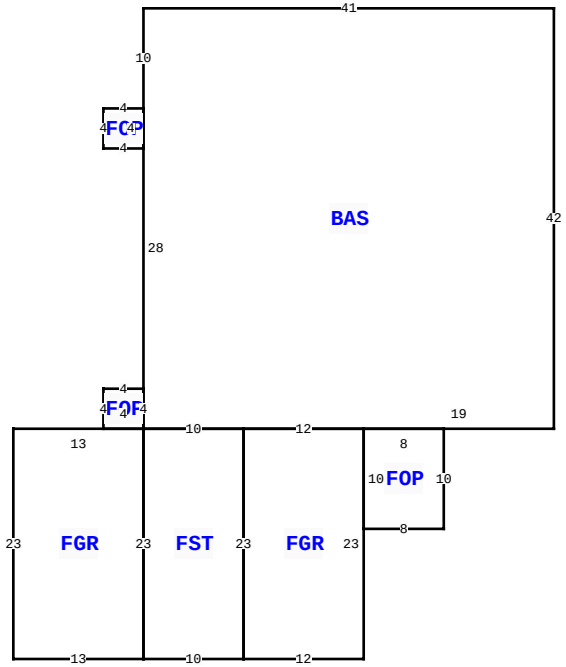
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100		1,722	105,931
FGR	276	55		152	9,350
FGR	299	55		164	10,089
FOP	16	30		5	307
FOP	16	30		5	307
FOP	80	30		24	1,476
FST	230	55		126	7,751
TOTALS	2,639			2,198	135,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,198	86.0342	94.64	208,019	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1722 HX Base Yr 2021



614 SE CHURCH AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		135,212
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		25,740
TOTAL MARKET VALUE		161,052
SOH/AGL Deduction		37,497
ASSESSED VALUE		123,555
TOTAL EXEMPTION VALUE	HX HB WX DX	61,411
BASE TAXABLE VALUE		62,144
TOTAL JUST VALUE		161,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/1022	7/24/2026	QC	U	I	11	52,800
GRANTOR: PIERCE NORMA						
GRANTEE: MIDKIFF BECKY						
1035/1038	1/10/2005	WD	Q	I		83,000
GRANTOR: F GREEN J CHARLES R T						
GRANTEE: NORMA PIERCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S10 FOP= W4 S4 E4 N4$ S28 FOP= W4 S4 E4 N4 $ S4 FGR= W13 S23 E13 N23$ FST= S23 E10 N23 W10$ E10 FGR= S23E12 N23 W12$ E12 FOP= S10 E8 N10 W8$ E19 N42 $.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	100			0.00	0.00	18,135.00	SF		1.00	1.00	0.90	1.00	0.90	16,322							
2	0000	C	VAC RES	100			0.00	0.00	10,465.00	SF		1.00	1.00	0.90	1.00	0.90	9,418							

REVIEW DATE 11/14/2016 BY DF Total Acres: 0.66 Total Land Value: 25,740 Market: 0 Agricultural: 0 Common: 25,740 PRINTED 11/17/2026 BY SYS