2.5 AC SQUARE IN THE NW COR OF N NW1/4, BEING THE N 330 FT OF THE 330 FT THEREOF.

PERIN & KERNS INVESTMENTS LLC
5812 LORD GRANVILLE WAY
ROLESVILLE, NC 27571

2027

02-3S-15-00142-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 01

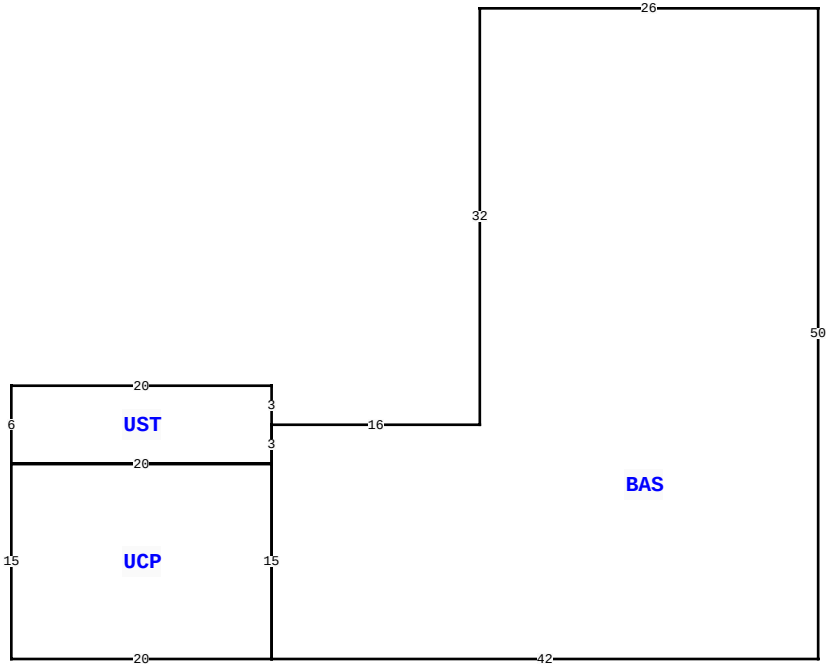
NEIGHBORHOOD/LOC 2315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,588	100		1,588	98,782
UCP	300	20		60	3,732
UST	120	45		54	3,359
TOTALS	2,008			1,702	105,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,702	87.0000	95.70	162,881	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1588 HX Base Yr



2454 NW UNION PARK RD, WELLBORN

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/20/2026 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	0080	DECKING	0	0	10	26	260.00	UT	3.00	3.00	100	1993	1993	3	100	780	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
3	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
4	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	105,873
TOTAL MARKET OB/XF VALUE	3,680
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	139,553
SOH/AGL Deduction	0
ASSESSED VALUE	139,553
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,553
TOTAL JUST VALUE	139,553
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	141,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/2399	10/20/2026	QC	U	I	11	100
GRANTOR: WILLIAMS DONALD TRAVI						
GRANTEE: PERIN & KERNS INVES						
1434/2260	4/13/2021	WD	U	I	11	100
GRANTOR: WILLIAMS DONALD E						
GRANTEE: WILLIAMS DONALD TRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S32 W16 UST= N3 W20S6 E20 N3$ S3 W20 UCP= S15 E20 N15 W20$ E20 S15 E42 N50$.

LAND DESCRIPTION

TOTAL OB/XF 3,680

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		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	30,000							

REVIEW DATE 01/11/2023 BY KS Total Acres: 2.50 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS