

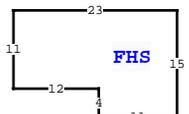
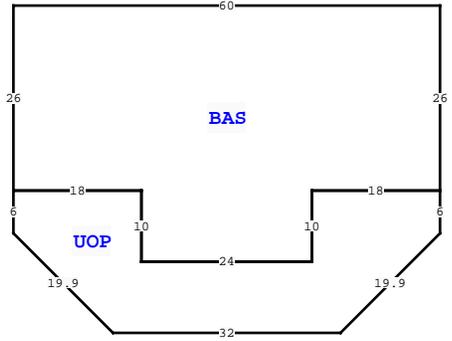
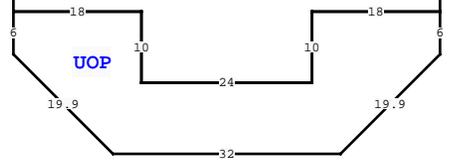
COMM SW COR OF NE1/4 OF NW1/4, R
FOR POB, RUN NE 144.88 FT TO W R
GATEWAY BLVD, SE ALONG W R/W 100

CABIN CREEK FARMS LTD
513 KEEN ST
ROCKY MOUNT, NC 27804

2026

02-4S-16-02714-198


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	51	LOG 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	15	HARDTILE 70	
Interior Floor	12	HARDWOOD 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.5	1.5 100	
Architectual Units	05	CONV 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	2416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	
FHS	297	60	
UOP	764	20	
TOTALS	2,861		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2025	124.82	265,991	1997	2005	0	0	20.00	80.00	
Heated Area: 2097 HX Base Yr												
												
												
												
656 SW FLORIDA GATEWAY DR, LAKE CITY												
				BLD DATE		LGL DATE						
				XF DATE		LAND DATE		04/09/2024		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			212,793
TOTAL MARKET OB/XF VALUE			522
TOTAL LAND VALUE - MARKET			81,124
TOTAL MARKET VALUE			294,439
SOH/AGL Deduction			0
ASSESSED VALUE			294,439
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			294,439
TOTAL JUST VALUE			294,439
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			293,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
445	SFR	143	05/22/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/695	2/01/2024	WD Q	Q	I	01	300,000
GRANTOR: SOUTHLAND LOG HOMES R						
GRANTEE: CABIN CREEK FARMS L						
1269/1432	2/12/2014	WD Q	Q	I	01	312,500
GRANTOR: HOWELL LOGGING INC						
GRANTEE: SOUTHLAND LOG HOMES						

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	
1	0166	CONC,PAVMT	0	0	0	0		1.50	1.50	100	1997	1997	3
TOTALS													
TOTAL OB/XF 522													

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W60 S26 UOP= S6 D14 R14 E32 R14 U14 N6 W18 S10 W24 N10 W18\$ E18 S10 E24 N10 E18 N26\$ PTR= N30 FHS= N15 W23 S11 E12 S4 E11 \$ S30\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	20,281.00	SF		1.00	1.00	0.40	10.00	4.00	81,124								