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

2027

02-4S-16-02714-198

BUILDING CHARACTERISTICS

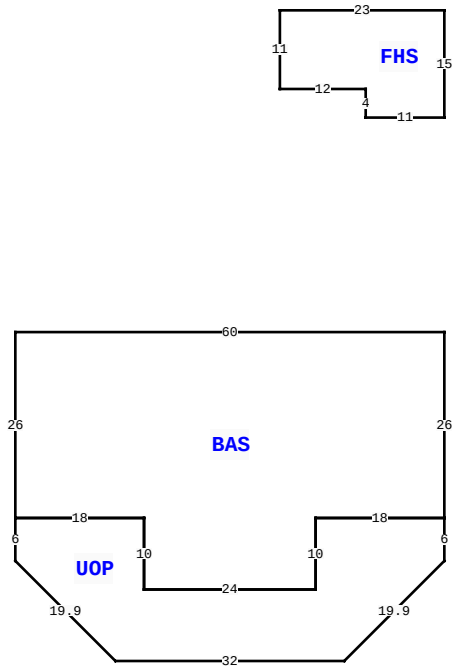
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	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 06
NEIGHBORHOOD/LOC	2416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	173,434
FHS	297	60		178	17,150
UOP	764	20		153	14,742
TOTALS	2,861			2,131	205,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,131	109.4888	120.44	256,658	1997	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 2025 Heated Area: 2097 HX Base Yr



656 SW FLORIDA GATEWAY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	205,326
TOTAL MARKET OB/XF VALUE	522
TOTAL LAND VALUE - MARKET	89,236
TOTAL MARKET VALUE	295,084
SOH/AGL Deduction	0
ASSESSED VALUE	295,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,084
TOTAL JUST VALUE	295,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,818

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	I	01	300,000
GRANTOR: SOUTHLAND LOG HOMES R						
GRANTEE: CABIN CREEK FARMS L						
1269/1432	2/12/2014	WD	Q	I	01	312,500
GRANTOR: HOWELL LOGGING INC						
GRANTEE: SOUTHLAND LOG HOMES						

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$.

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	348.00	UT	1.50	1.50	100	1997	1997	3	100	522	

LAND DESCRIPTION

TOTAL OB/XF 522

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		00	0.00	0.00	20,281.00	SF		1.00	1.00	0.40	11.00	4.40	89,236							

REVIEW DATE 03/06/2026 BY JB Total Acres: 0.47 Total Land Value: 89,236 Market: 0 Agricultural: 0 Common: 89,236 PRINTED 11/17/2026 BY SYS