COMM SW COR OF NW1/4, N 568.49 F
102.26 FT TO E R/W OF SW BISHOP
DEG E 442.79 FT TO W R/W OF SR-4

WHITE EDWARD C JR/WHITE DIANE B
1103 ENCLAVE WAY
COLUMBIA, SC 29223

2027

02-5S-16-03443-002

BUILDING CHARACTERISTICS

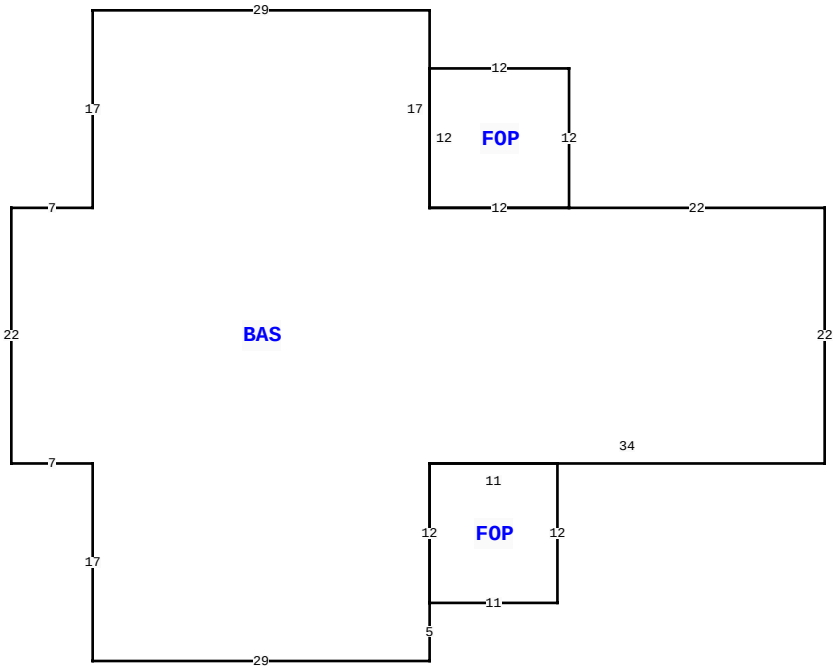
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,526	100		2,526	108,973
FOP	132	30		40	1,726
FOP	144	30		43	1,855
TOTALS	2,802			2,609	112,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,609	60.3360	66.37	173,159	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 2526 HX Base Yr



7100 SW STATE ROAD 47 , LAKE CITY

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 04/22/2026 MLU
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	565	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	170	
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	112,553
TOTAL MARKET OB/XF VALUE	3,135
TOTAL LAND VALUE - MARKET	88,900
TOTAL MARKET VALUE	204,588
SOH/AGL Deduction	0
ASSESSED VALUE	204,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,588
TOTAL JUST VALUE	204,588
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,640

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23411	ADDN SFR	1,024	07/25/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/2569	7/26/2022	CT	U	I	18	1,000
GRANTOR: FUOCO AARON THOMAS						
GRANTEE: WHITE EDWARD C JR						
1432/422	3/09/2021	WD	Q	I	05	250,000
GRANTOR: WHITE EDWARD C JR						
GRANTEE: FUOCO AARON THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= N12 W12 S12 E12$ W12 N17 W29 S17 W7 S22 E7 S17 E29 N5 FOP= E11 N12 W11 S12$ N12 E34 N22$.

LAND DESCRIPTION

TOTAL OB/XF 3,135

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	8.89	AC		1.00	1.00	1.00	10,000.00	10,000.00	88,900							

REVIEW DATE 02/18/2026 BY JB Total Acres: 8.89 Total Land Value: 88,900 Market: 0 Agricultural: 0 Common: 88,900 PRINTED 11/17/2026 BY SYS