LOT 1 BLOCK C EASTSIDE VILLAGE U
DC 1517-1822, DC 1517-1824, PB 1

ELLIOTT PAUL MURRAY/JIMISON-ELLIOTT BRENDA S
114 SUMMER LN
OTTO, NC 28763

2026

03-4S-17-07592-431

BUILDING CHARACTERISTICS

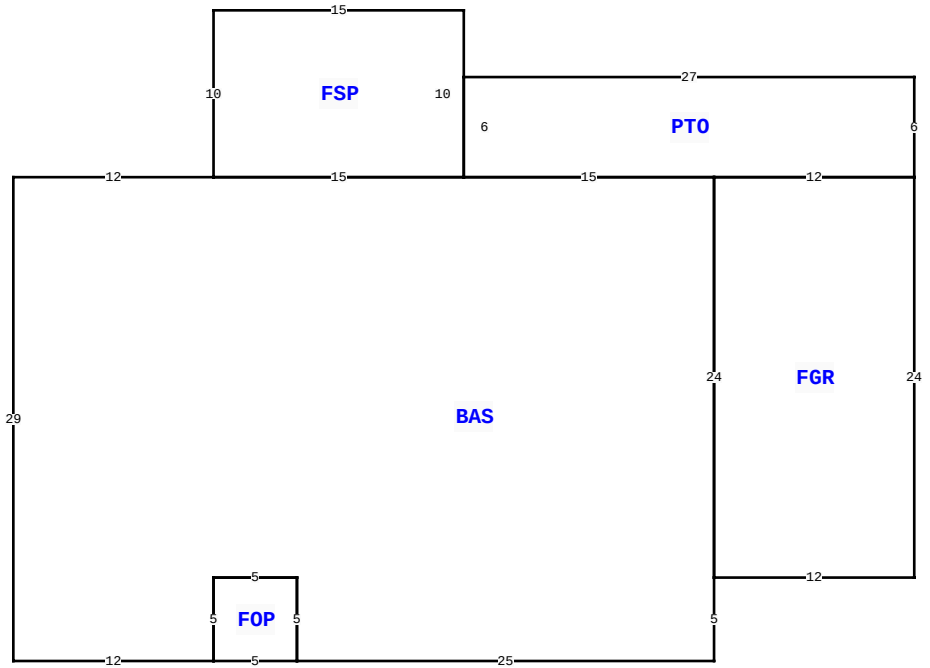
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		3417.1100 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,193	100		1,193	109,199
FGR	288	55		158	14,463
FOP	25	30		8	733
FSP	150	40		60	5,492
PTO	162	5		8	733
TOTALS	1,818			1,427	130,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,427	114.3000	140.82	200,950	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1193 HX Base Yr



741 SE ROSEWOOD CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,618
TOTAL MARKET OB/XF VALUE	990
TOTAL LAND VALUE - MARKET	30,938
TOTAL MARKET VALUE	162,546
SOH/AGL Deduction	0
ASSESSED VALUE	162,546
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	162,546
TOTAL JUST VALUE	162,546
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/1431	12/17/2025	WD	Q	I	01	189,000
GRANTOR: ST JOHN MARTIN						
GRANTEE: ELLIOTT PAUL MURRAY						
1530/1566	12/31/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ST JO						
GRANTEE: ST JOHN MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S29 E12 FOP= E5 N5 W5 S5$N5 E5 S5 E25 N5 FGR= E12 N24 W12 S24$ N24 PTO= E12N6 W27 S6 E15$ W15 FSP= N10 W15 S10 E15$ W15$.

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	660.00	UT	1.50	1.50	100	0	0	3	100	990	

LAND DESCRIPTION

TOTAL OB/XF 990

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.38	22,500.00	30,937.50	30,938							

REVIEW DATE 02/03/2026 BY TP Total Acres: 0.29 Total Land Value: 30,938 Market: 0 Agricultural: 0 Common: 30,938 PRINTED 06/18/2026 BY SYS