(2026 ADVERSE POSSESSION CLAIMEN
NE1/4 OF NW1/4, RUN S 600.39 FT
OF A CO GRADED RD, RUN W 327.01

TWENSEY SHANTRELLE
7114 BIDFORD CT
INDIAN LAND, SC 29707

2027

03-5S-16-03463-002

BUILDING CHARACTERISTICS

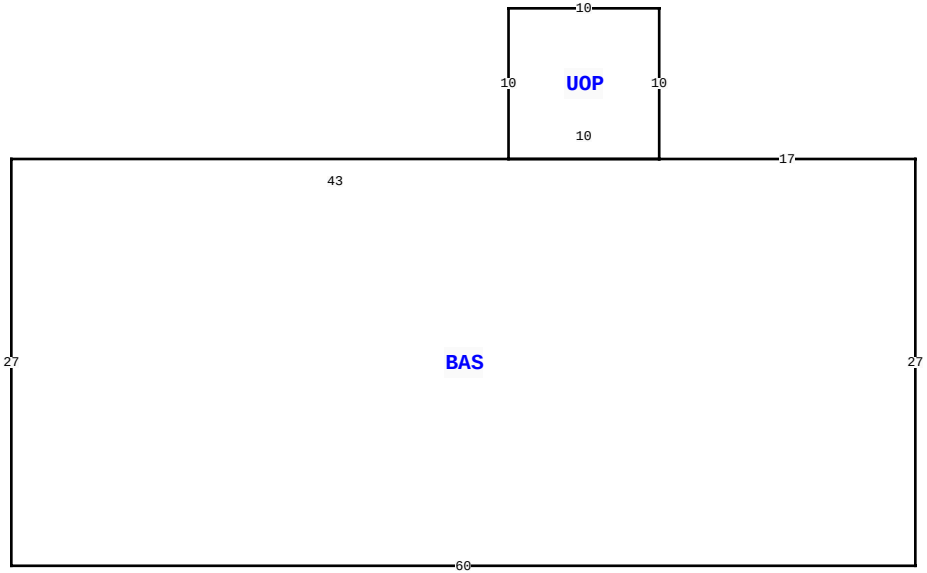
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	36,502
UOP	100	25		25	563
TOTALS	1,720			1,645	37,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,645	93.8790	56.33	92,663	1992	1992	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1620 HX Base Yr



549 SW DOCKERY LN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	0081	DECKING WI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,065
TOTAL MARKET OB/XF VALUE	9,300
TOTAL LAND VALUE - MARKET	49,200
TOTAL MARKET VALUE	95,565
SOH/AGL Deduction	0
ASSESSED VALUE	95,565
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,565
TOTAL JUST VALUE	95,565
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9026	M H	100	11/07/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1203/0253	9/07/2010	WD	Q	I	01	75,000
GRANTOR: VINOD & NANCY MALHOTR						
GRANTEE: SHANTRELLE TWENSEY						
1195/2136	3/09/2010	WD	U	I	15	100
GRANTOR: JAMES & KATHY SOWLE						
GRANTEE: VINOD & NANCY MALHO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W17 W43 S27 E60 N27 $
UOP=[ORIG=-17,0] N10 W10 S10 E10 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,300

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	0200	C	MBL HM	0		A-1	0.00	0.00	4.10	AC		1.00	1.00	1.00	12,000.00	12,000.00	49,200							

REVIEW DATE 02/06/2026 BY KS Total Acres: 4.10 Total Land Value: 49,200 Market: 0 Agricultural: 0 Common: 49,200 PRINTED 11/17/2026 BY SYS