

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

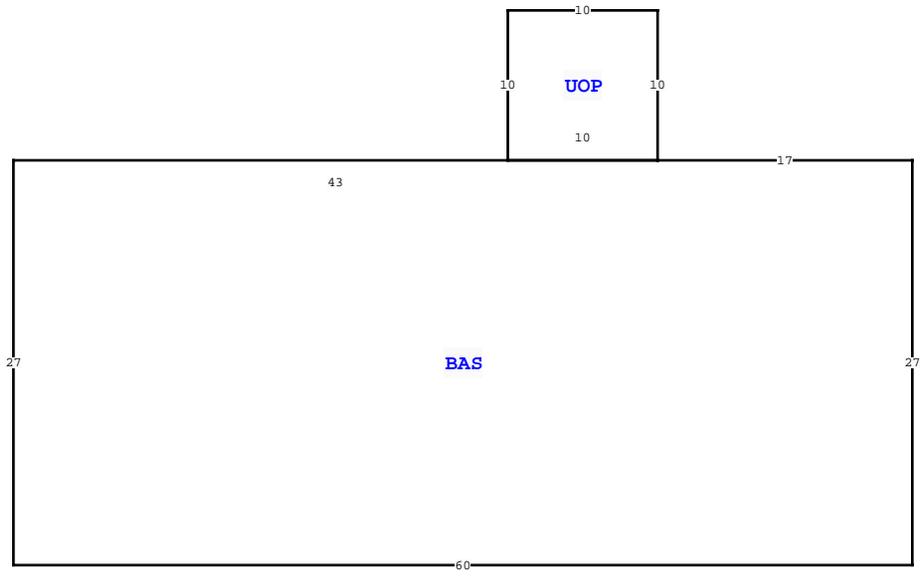
TWENSEY SHANTRELLE  
7114 BIDFORD CT  
INDIAN LAND, SC 29707

**2026**

03-5S-16-03463-002  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,620	100	
UOP	100	25	
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	60.00	40.00		
1 MOBILE HME 0% - 2025 Heated Area: 1620 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
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			2,000
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			89,465

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						

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	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	0081	DECKING WI	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

TOTAL OB/XF													
549 SW DOCKERY LN, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/22/2026 MLU													

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

LAND DESCRIPTION																								
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	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							