BEG AT NE1/4 OF NE1/4, RUN W 796
1340.83 FT, E 796.83 FT, SOUTH 1
POB (PRCL H).

NICELY BRUCE A/NICELY JENNIFER PAIGE
380 ED MOORE RD
HAYESVILLE, NC 28904

2027

04-6S-17-09597-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	224,460
TOTAL MARKET VALUE	8,847
SOH/AGL Deduction	0
ASSESSED VALUE	8,847
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,847
TOTAL JUST VALUE	224,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/2347	4/17/2019	WD	U	V	30	100
GRANTOR: BURCE A NICELY						
GRANTEE: BRUCE A & JENNIFER						
0822/1509	5/22/1996	WD	Q	V	01	100
GRANTOR: JEANNE S NICELY (LIFE						
GRANTEE: BRUCE A NICELY (REM						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	6200	A	PASTURE 3	0				0.00	13.64	AC		1.00	1.00	1.00	280.00	280.00	3,819							
2	5500	A	TIMBER 2	0				0.00	11.30	AC		1.00	1.00	1.00	445.00	445.00	5,028							
3	9910	M	MKT.VAL.AG	0				0.00	24.94	AC		1.00	1.00	1.00	9,000.00	9,000.00	224,460							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 24.94 Total Land Value: 8,847 Market: 224,460 Agricultural: 8,847 Common: 0 PRINTED 11/17/2026 BY SYS