

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

2026

04-6S-17-09597-005



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD 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 <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1382/2347</td> <td>4/17/2019</td> <td>WD</td> <td>U</td> <td>V</td> <td>30</td> <td>100</td> </tr> </tbody> </table> 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)										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1382/2347	4/17/2019	WD	U	V	30	100
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			05/07/2026		MLU																																						
TOTALS																																											
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																											
																	BUILDING NOTES																										
																	BUILDING DIMENSIONS																										
																	TOTAL OB/XF 0																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 06/22/2026 BY SYS																																											