LOT 33 BLOCK A UNIT 1 WOODGATE V
527-697, 550-369, 673-207, 711-3

WOOD 14 LAND TRUST DATED DECEMBER 19, 2020
P O BOX 6
MURPHY, NC 28906

2027

05-4S-16-02777-034

BUILDING CHARACTERISTICS

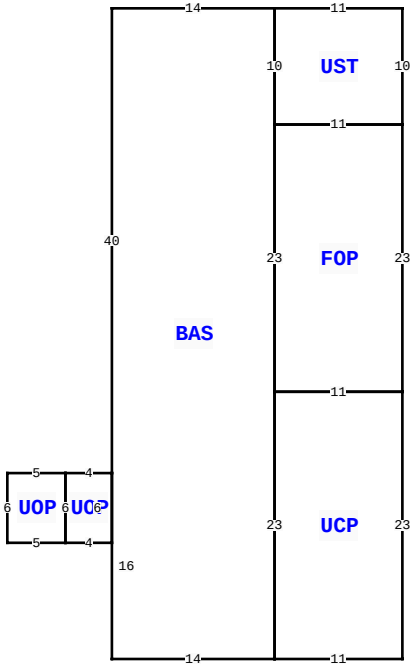
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur		N/A 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	13,754
FOP	253	35		89	1,562
UCP	253	20		51	895
UOP	24	25		6	105
UOP	30	25		8	140
UST	110	45		50	877
TOTALS	1,454			988	17,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	988	73.1025	43.86	43,334	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 784 HX Base Yr



187 SW JUPITER GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0166	CONC,PAVMT	0	0	10	68	680.00	UT	1.40	1.40	100	0	0	3	100	952	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	17,334
TOTAL MARKET OB/XF VALUE	6,352
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	42,186
SOH/AGL Deduction	0
ASSESSED VALUE	42,186
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,186
TOTAL JUST VALUE	42,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,186

XFOB:5:1: EDGE MH (GAVE XTRA DEP-PD $5000)

SALE:3:1:

SALE:2:1: ASSIGNMENT OF AGREEMENT.

SALE:1:1: LOT 33 BLK A UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1440/1281	5/14/2021	WD	U	I	34	34,000
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: WOOD 14 LAND TRUST						
1342/1398	8/04/2017	WD	U	I	37	12,000
GRANTOR: CARL THERRELL & JULIE						
GRANTEE: FREEDOM MOBILE HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S40 UOP= W4 UOP= W5 S6 E5 N6$ S6 E4 N6$ S16 E14 UCP= E11 N23 W11 S23$ N23 FOP= E11 N23 W11 S23$ N23 UST= E11 N10 W11 S10$ N10$.

LAND DESCRIPTION

TOTAL OB/XF 6,352

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	0102	C	SFR/MH	0		RMH-2	75.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/19/2023 BY ME Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS