BEG AT SE COR OF NW1/4 OF NE 1/4
104.99 FT, W 115 FT, S 105 FT, E

THE BOB SMITH 1549 LAND TRUST
P O BOX 6
MURPHY, NC 28906

2027

06-4S-17-08023-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

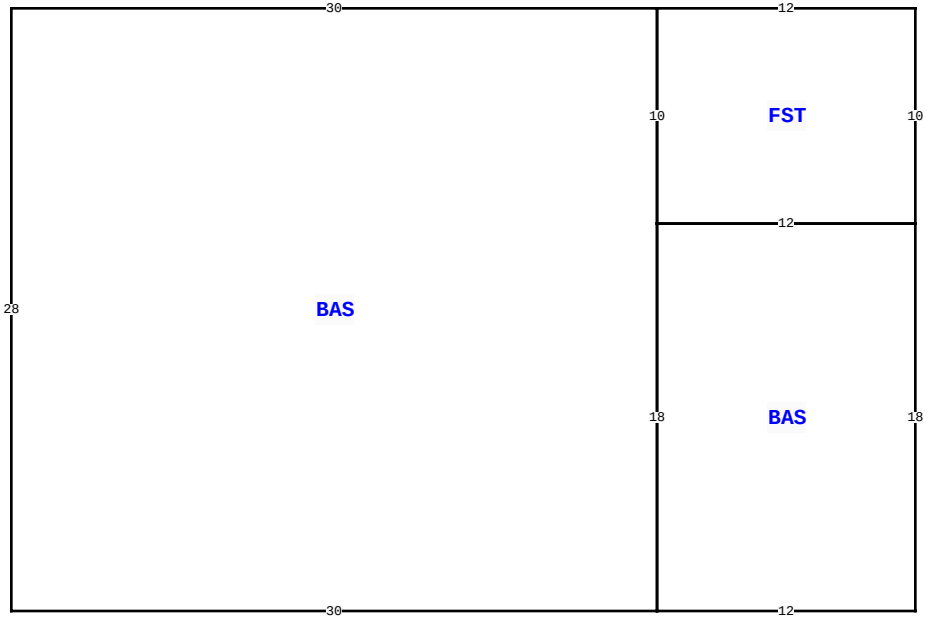
NEIGHBORHOOD/LOC 6417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	7,739
BAS	840	100		840	30,094
FST	120	55		66	2,365
TOTALS	1,176			1,122	40,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,122	93.0531	102.36	114,848	1960	1960	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 2022 Heated Area: 1056 HX Base Yr



1128 SW TIMMY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	40,197
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	4,016
TOTAL MARKET VALUE	44,313
SOH/AGL Deduction	0
ASSESSED VALUE	44,313
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	44,313
TOTAL JUST VALUE	44,313
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
271	ADDN SFR	50	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/496	4/21/2021	WD	Q	I	01	37,500
GRANTOR: MANNING YVONNE L AMER						
GRANTEE: THE BOB SMITH 1549						
1041/2432	3/28/2005	WD	Q	I		55,000
GRANTOR: C & D REAL EST						
GRANTEE: YVONNE L AMERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S28 E30 BAS= E12 N18 W12 S18$ N18 FST= E12 N10W12 S10$ N10$.

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	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	0100	C	SFR	0			0.00	0.00	0.28	AC		1.00	1.00	1.00	14,500.00	14,500.00	4,016							

REVIEW DATE 09/19/2016 BY DF Total Acres: 0.28 Total Land Value: 4,016 Market: 0 Agricultural: 0 Common: 4,016 PRINTED 11/17/2026 BY SYS