

LOT 17 WOODGATE VILLAGE UNIT 3.  
780-333, 834-1874, 860-2196, 925

SCHMELE 321 LAND TRUST  
P O BOX 6  
MURPHY, NC 28906

**2026**

08-4S-16-02810-317

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |        |
|--------------------------|------------------|--------------|--------|
| ELEMENT                  | CD               |              |        |
| Exterior Wall            | 31               | VINYL SID    | 100    |
| Roof Structur            | 03               | GABLE/HIP    | 100    |
| Roof Cover               | 14               | PREFIN 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    |
| Architectual             | 01               | CONV         | 100    |
| Units                    |                  | 0            | 100    |
| Condition Adj            | 03               | 03           | 100    |
| Kitchen Adjus            | 01               | 01           | 100    |
| Quality                  | 05               | 05           |        |
| DOR CODE                 | 0200 MOBILE HOME |              |        |
| MAP NUM                  |                  | MKT AREA     | 06     |
| NEIGHBORHOOD/LOC         | 8416.0100 1.00/  |              |        |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR   |
| BAS                      | 960              | 100          |        |
| TOTALS                   | 960              |              | 59,759 |

| MARKET ADJUSTMENTS |       |           |             |                |                  |     |     |            |      |      |        |
|--------------------|-------|-----------|-------------|----------------|------------------|-----|-----|------------|------|------|--------|
| TYPE               | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW   | AYB | EYB | ECON       | FNCT | NORM | % COND |
| 1                  | MANUF | 1         | 0%          | 2022           | Heated Area: 960 |     |     | HX Base Yr |      |      |        |
|                    |       |           |             |                |                  |     |     |            |      |      |        |
| TOTALS             | 960   |           | 960         |                |                  |     |     |            |      |      | 59,759 |

| COLUMBIA COUNTY PROPERTY  |             |     |            | PAGE 1 of 1  | 3 |
|---------------------------|-------------|-----|------------|--------------|---|
| VALUATION SUMMARY         |             |     |            | STANDARD     |   |
| VALUATION BY              |             |     |            | Tax Group: 3 |   |
| BUILDING MARKET VALUE     |             |     |            | 59,759       |   |
| TOTAL MARKET OB/XF VALUE  |             |     |            | 4,560        |   |
| TOTAL LAND VALUE - MARKET |             |     |            | 22,500       |   |
| TOTAL MARKET VALUE        |             |     |            | 86,819       |   |
| SOH/AGL Deduction         |             |     |            | 7,174        |   |
| ASSESSED VALUE            |             |     |            | 79,645       |   |
| TOTAL EXEMPTION VALUE     |             |     |            | 0            |   |
| BASE TAXABLE VALUE        |             |     |            | 79,645       |   |
| TOTAL JUST VALUE          |             |     |            | 86,819       |   |
| NCON VALUE                |             |     |            | 0            |   |
| INCOME VALUE              |             |     |            |              |   |
| PREVIOUS YEAR MKT VALUE   |             |     |            | 81,578       |   |
| LAND:1:1: 0.50 AC.        |             |     |            |              |   |
| PRMT:1:1: 24X44           |             |     |            |              |   |
| PERMIT NUM                | DESCRIPTION | AMT | ISSUED     |              |   |
| 7095                      | M H         | 60  | 04/28/1993 |              |   |

| SALES DATA                   |            |           |     |     |        |            |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1454/2593                    | 12/16/2021 | WD        | U   | I   | 11     | 100        |
| GRANTOR: MORGAN MARIANNE     |            |           |     |     |        |            |
| GRANTEE: SCHMELE 321 LAND TR |            |           |     |     |        |            |
| 1373/0208                    | 11/09/2018 | LE        | U   | I   | 14     | 100        |
| GRANTOR: MARINE MORGAN       |            |           |     |     |        |            |
| GRANTEE: MARIANNE MORGAN (EN |            |           |     |     |        |            |

| EXTRA FEATURES |            | 223 SW HOBBY PL, LAKE CITY |     |     |   |   |        |    |          |                |           |         |             |   |        |                 |       |
|----------------|------------|----------------------------|-----|-----|---|---|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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              | 0120       | CLFENCE                    | 4   | 0   | 0 | 0 | 380.00 | UT | 2.00     | 2.00           | 100       | 1990    | 1990        | 3 | 100    | 760             |       |
| 2              | 9947       | Septic                     |     | 0   | 0 | 0 | 1.00   | UT | 3,000.00 | 3,000.00       | 100       |         |             | 3 | 100    | 3,000           |       |
| 3              | 0261       | PRCH, UOP                  |     | 0   | 0 | 0 | 1.00   | UT | 800.00   | 800.00         | 100       | 2024    | 2023        |   | 100    | 800             |       |

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 04/14/2026 | MLU     |

| BUILDING NOTES |
|----------------|
|                |

| BUILDING DIMENSIONS     |
|-------------------------|
| BAS= W40 S24 E40 N24\$. |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |     | TOTAL OB/XF |        |         |            |                |            |                             |      |         |      |     |    | 4,560  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE | D T | DPHT 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   |     | RSF/ME   | 24.00 | 175.00 | 1.00        | LT        |     | 1.00        | 1.00   | 1.00    | 22,500.00  | 22,500.00      | 22,500     |                             |      |         |      |     |    |        |  |  |  |  |