LOT 7 HICKORY THICKET S/D.
786-2071, 874-1306, WD 1071-1848

BLUE42 LAND TRUST
P O BOX 6
MURPHY, NC 28906

2026

09-4S-17-08301-057

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01

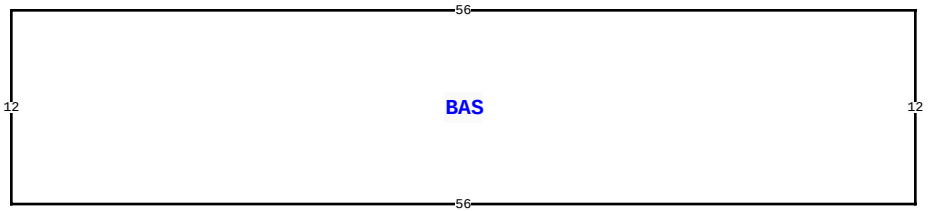
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9417.0500	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	11,854
TOTALS	672			672	11,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	73.5075	44.10	29,635	1980	1980	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 672 HX Base Yr



285 SE PIUTE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	11,854
TOTAL MARKET OB/XF VALUE	8,500
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	38,854
SOH/AGL Deduction	4,138
ASSESSED VALUE	34,716
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,716
TOTAL JUST VALUE	38,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	38,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/2093	4/29/2020	QC	U	I	11	18,000
GRANTOR: STEPHEN D LEE						
GRANTEE: DEREK SNEAD TRUSTEE						
1341/1319	7/20/2017	WD	Q	I	01	25,000
GRANTOR: ROBERT T & STEPHANIE						
GRANTEE: STEPHEN D LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,500

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/11/2017 BY BC Total Acres: 0.45 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 03/27/2026 BY SYS