

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
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	672	100	
TOTALS	672		11,854

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MOBILE HME	0%	- 2021																					
				Heated Area: 672				HX Base Yr																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/14/2026</td> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/14/2026		
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			04/14/2026																					

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		11,854
TOTAL MARKET OB/XF VALUE		8,500
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		42,854
SOH/AGL Deduction		8,138
ASSESSED VALUE		34,716
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		34,716
TOTAL JUST VALUE		42,854
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						

EXTRA FEATURES		285 SE PIUTE WAY, 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	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	

TOTAL OB/XF																
8,500																

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS= W56 S12 E56 N12\$.																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	22,500.00	22,500.00	22,500							