COMM SE COR OF SW1/4 OF NW1/4,
RUN W 57.03 FT TO W R/W KIRBY
RD, RUN N ALONG R/W 158.56 FT

HIDDEN GATE PROPERTY LLC
3330-B JACK RD
CLAYTON, NC 27520

2027

11-4S-16-02916-001

BUILDING CHARACTERISTICS

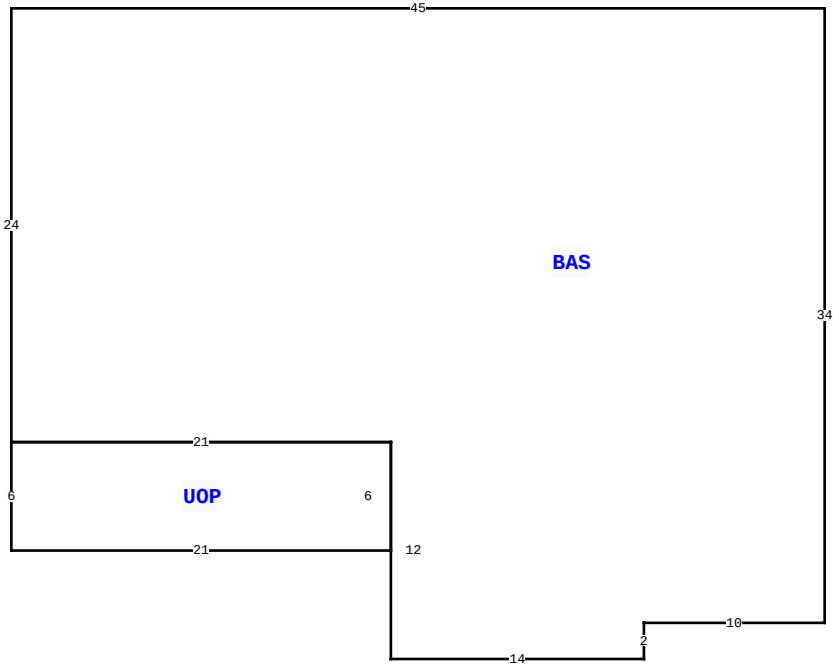
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,348	100		1,348	56,384
UOP	126	20		25	1,046
TOTALS	1,474			1,373	57,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,373	58.5000	64.35	88,353	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1348 HX Base Yr



2203 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	57,429
TOTAL MARKET OB/XF VALUE	1,310
TOTAL LAND VALUE - MARKET	16,790
TOTAL MARKET VALUE	75,529
SOH/AGL Deduction	0
ASSESSED VALUE	75,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,529
TOTAL JUST VALUE	75,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,573

SALE:1:1: PARCEL 1 (0.51 AC) & THE HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1039/2249	9/28/2004	QC	Q	I	01	20,000
GRANTOR: CHARLES F BOX						
GRANTEE: HIDDEN GATE PROPERT						
0965/2379	10/26/2002	WD	Q	I	03	100
GRANTOR: HATTIE LEE BOX						
GRANTEE: CHARLES F BOX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S24 UOP= S6 E21 N6 W21$ E21 S12E14 N2 E10 N34$.

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	0	0	0	140.00	UT	6.50	6.50	100	2009	2009	3	100	910	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,310

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		00	0.00	0.00	1.46	AC		1.00	1.00	1.00	11,500.00	11,500.00	16,790							

REVIEW DATE 11/09/2023 BY KS Total Acres: 1.46 Total Land Value: 16,790 Market: 0 Agricultural: 0 Common: 16,790 PRINTED 11/16/2026 BY SYS