COMM SW COR OF NE1/4, RUN E 44.5
JAFUS ALLEN RD, RUN N 722.23 FT
620.46 FT, S 298.89 FT, E 1318.4

KENT CHARLES G JR/KENT KATHRYN S
C/O JENNIFER CRITCHER, 315 RIVERSIDE DR
BOONE, NC 28607

2027

12-4S-15-00347-011

BUILDING CHARACTERISTICS

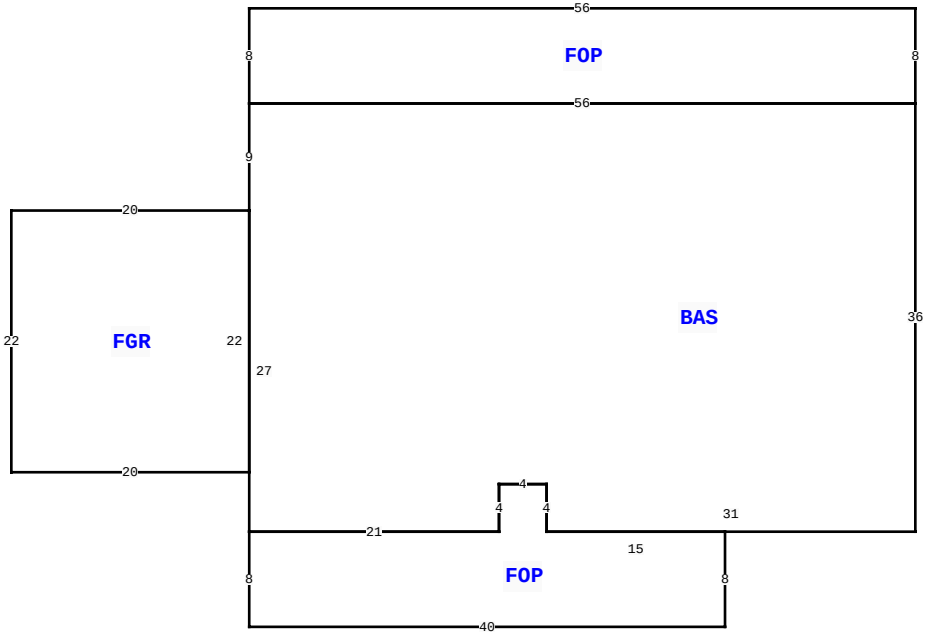
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100		2,000	179,626
FGR	440	55		242	21,735
FOP	336	30		101	9,071
FOP	448	30		134	12,035
TOTALS	3,224			2,477	222,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,477	113.4000	124.74	308,981	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2005 Heated Area: 2000 HX Base Yr 2005



453 SW JAFUS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

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	100	0	0	680.00	UT	1.50	1.50	100	1997	1997	3	100	1,020	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		222,466
TOTAL MARKET OB/XF VALUE		1,220
TOTAL LAND VALUE - MARKET		114,410
TOTAL MARKET VALUE		235,675
SOH/AGL Deduction		73,550
ASSESSED VALUE		162,125
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,714
TOTAL JUST VALUE		338,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12046	SFR	315	01/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1292/0422	3/03/2015	WD	U	I	30	100
GRANTOR: CHARLES G JR & KATHRY						
GRANTEE: KENT & CRITCHER (JT						
1007/0540	2/13/2004	WD	Q	I		180,000
GRANTOR: RICHARDSON						
GRANTEE: KENT						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W56 S8 E56$ BAS= W56S9 FGR= W20 S22 E20 N22$ S27 FOP= S8 E40 N8 W15 N4 W4 S4 W21$ E21 N4 E4 S4 E31 N36$.

LAND DESCRIPTION

TOTAL OB/XF 1,220

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	8,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.46	AC		1.00	1.00	1.00	280.00	280.00	3,489							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.46	AC		1.00	1.00	1.00	8,500.00	8,500.00	105,910							

REVIEW DATE 06/13/2016 BY DF Total Acres: 13.46 Total Land Value: 11,989 Market: 105,910 Agricultural: 3,489 Common: 8,500 PRINTED 11/17/2026 BY SYS