

COMM NE COR, RUN S 47.11 FT, W 2
S 910 FT FOR POB, RUN SW 27 DEG
S 383 FT, W 304.98 FT, N 535.63

CART DAVID RAY/CART ALICE FAYE
1057 LICK BRANCH RD
CHARLESTON, WV 25312-6759

2026

12-4S-15-00347-025



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	51	LOG	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	50		
Interior Wall	06	CUST PANEL	50		
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		
Frame	02	WOOD FRAME	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	0100	SINGLE FAMILY			
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	1,400	100		1,400	145,991
FGR	448	55		246	25,653
FHS	312	60		187	19,500
UCP	550	20		110	11,471
UOP	400	20		80	8,343
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TOTALS	3,510			2,103	219,300

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2025		288,553	2001	2001	0	0	24.00	76.00
Heated Area: 1712						HX Base Yr					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			219,300
TOTAL MARKET OB/XF VALUE			2,277
TOTAL LAND VALUE - MARKET			62,080
TOTAL MARKET VALUE			283,657
SOH/AGL Deduction			0
ASSESSED VALUE			283,657
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			283,657
TOTAL JUST VALUE			283,657
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			282,663
SALE:1:1: 5.01 AC ORB 904-1911 ASSESSED FOR 3.88			
SALE:3:1: 3.88 AC			
SALE:2:1: 3.88 AC ORB 904-1913			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32420	MAINT/ALTR	70	10/21/2014
17229	SFR	348	07/20/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/1619	2/10/2026	WD	Q	I	01	375,000
GRANTOR: TEMPLE MADELEINE						
GRANTEE: CART DAVID RAY						
1299/1939	8/14/2015	QC	U	I	11	100
GRANTOR: WILLIAM B LENTZ 111 &						
GRANTEE: MADELEINE TEMPLE						

EXTRA FEATURES																
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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	451.00	UT	1.50	1.50	100	2001	2001	3	100	677	
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	

TOTAL OB/XF											
334 SW STARLIGHT CT, LAKE CITY											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/21/2026		MLU			

BUILDING NOTES											
BAS=[ORIG=0,0] W50 S28 E50 N28 \$											
UCP=[ORIG=-66,28] W9 S22 E25 N22 W16 \$											
FGR=[ORIG=-50,0] W16 S28 E16 N28 \$											
UOP=[ORIG=0,0] N8 W50 S8 E50 \$											
UOP=[ORIG=-50,28] S8 E50 N8 W50 \$											
FHS=[ORIG=0,-20] N13 W24 S13 E24 \$											

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	0100	C	SFR	0		A-1	0.00	0.00	3.88	AC		1.00	1.00	1.00	16,000.00	16,000.00	62,080							

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