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

2027

12-4S-15-00347-025

BUILDING CHARACTERISTICS

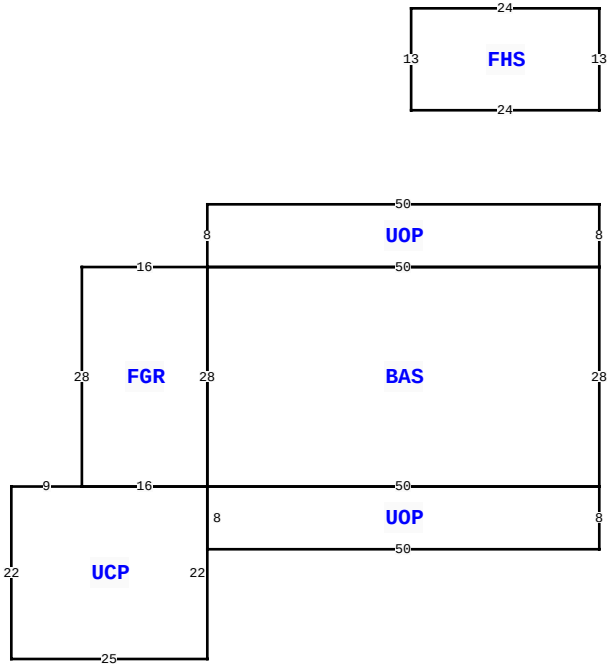
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	143,385
FGR	448	55		246	25,195
FHS	312	60		187	19,152
UCP	550	20		110	11,266
UOP	400	20		80	8,194
UOP	400	20		80	8,194
TOTALS	3,510			2,103	215,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,103	122.5110	134.76	283,400	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 0% - 2025 Heated Area: 1712 HX Base Yr



334 SW STARLIGHT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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	0190	FPLC PF	0	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	0	451.00	UT	1.50	1.50	100	2001	2001	3	100	677	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	215,384
TOTAL MARKET OB/XF VALUE	2,277
TOTAL LAND VALUE - MARKET	62,080
TOTAL MARKET VALUE	279,741
SOH/AGL Deduction	0
ASSESSED VALUE	279,741
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,741
TOTAL JUST VALUE	279,741
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	283,657

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

TOTAL OB/XF 2,277

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		A-1	0.00	0.00	3.88	AC		1.00	1.00	1.00	16,000.00	16,000.00	62,080							

REVIEW DATE 04/29/2026 BY TP Total Acres: 3.88 Total Land Value: 62,080 Market: 0 Agricultural: 0 Common: 62,080 PRINTED 11/17/2026 BY SYS