AKA LOT 9, BLOCK 9, WILSON SPRIN
PHASE 4 UNR: COMM AT NE COR OF S
01,RUN W 33.01 FT TO W R/W OF WI

WILLIAMS KENAN PAUL/HEINRICH CATHY LYNN
2929 SHADY BROOK LN
LINCOLNTON, NC 28092

2026

12-7S-15-01439-739

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

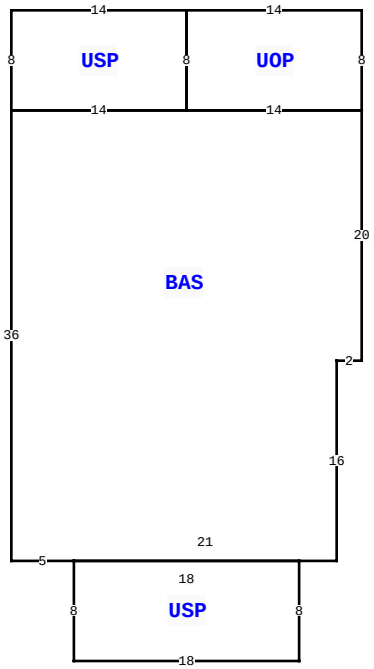
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6716.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	976	100		976	11,659
UOP	112	20		22	263
USP	112	35		39	466
USP	144	35		50	597
TOTALS	1,344			1,087	12,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0300	01	1,087	48.9600	59.73	64,927	1958	1958	0	0	50	40.00	20.00

1 SFR PILING 0% - 0 Heated Area: 976 HX Base Yr



224 SW LIZARD DR, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	12,985
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	20,250
TOTAL MARKET VALUE	33,735
SOH/AGL Deduction	0
ASSESSED VALUE	33,735
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,735
TOTAL JUST VALUE	33,735
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1561/610	2/10/2026	PR	U	I	19	0
GRANTOR: WILLIAMS JOHN H						
GRANTEE: SUMMERS CONSTANCE K						
1136/2487	11/16/2007	WD	Q	V	03	30,000
GRANTOR: WILSONS SPRINGS INC						
GRANTEE: JOHN H WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W14 USP= W14 S8 E14 N8$ S8 BAS= W14 S36 E5 USP= S8 E18 N8 W18$ E21 N16 E2 N20 W14$ E14 N8$.

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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	0.75	27,000.00	20,250.00	20,250							

REVIEW DATE 06/30/2015 BY TW Total Acres: 3.40 Total Land Value: 20,250 Market: 0 Agricultural: 0 Common: 20,250 PRINTED 03/26/2026 BY SYS