LOT 3 ROSE POINTE S/D.
CT 1259-1404, SWD 1271-549,
WD 1271-2022, WD 1287-675,

JAMAL MOHAMMED/MOHSINA AFREEN
2221 SWABIA CT
CARY, NC 27518

**2027**

**15-4S-16-03011-103**

## BUILDING CHARACTERISTICS

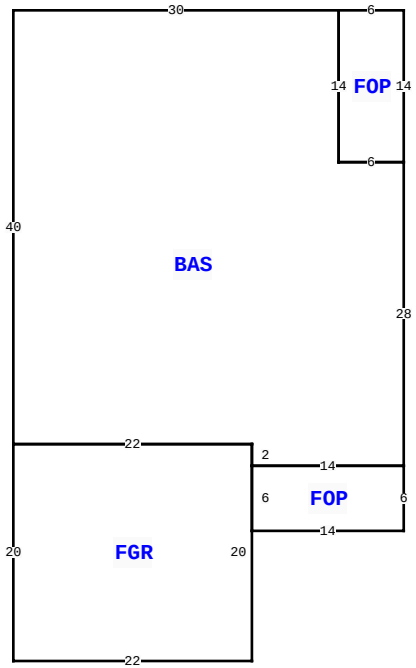
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 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 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 15416.060 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,384 | 100 | | 1,384 | 157,210 |
| FGR | 440 | 55 | | 242 | 27,489 |
| FOP | 84 | 30 | | 25 | 2,840 |
| FOP | 84 | 30 | | 25 | 2,840 |
| TOTALS | 1,992 | | | 1,676 | 190,378 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,676 | 116.0280 | 127.63 | 213,908 | 2014 | 2014 | 0 | 0 | 0 | 11.00 | 89.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1384 HX Base Yr




171 SW ROSE POINTE PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 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 | 0 | 0 | 0 | 696.00 | UT | 2.00 | 2.00 | 100 | 2014 | 2014 | 3 | 100 | 1,392 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 190,378 |
| TOTAL MARKET OB/XF VALUE | 1,392 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 210,270 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 210,270 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 210,270 |
| TOTAL JUST VALUE | 210,270 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 213,730 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 31974 | SFR | 614 | 05/21/2014 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1287/0675 | 12/31/2014 | WD | U | I | 39 | 399,800 |
| GRANTOR: INNOVATIVE HOME BUILD | | | | | | |
| GRANTEE: MOHAMMED JAMAL & AF | | | | | | |
| 1271/2022 | 3/17/2014 | WD | Q | V | 05 | 300,000 |
| GRANTOR: SOUTHEASTERN FUNDING | | | | | | |
| GRANTEE: INNOVATIVE HOME BUI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S40 FGR= S20 E22 N20 W22$ E22 S2 FOP= S6 E14 N6 W14$ E14 N28 FOP= N14 W6 S14 E6$ W6 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 1,392

| 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 09/24/2024 BY KS Total Acres: 0.31 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS