

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

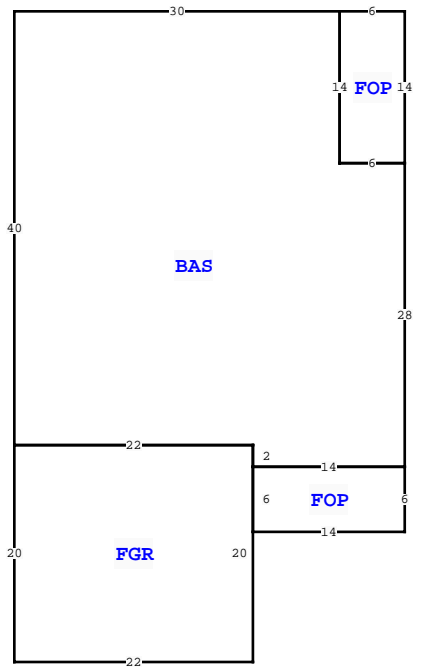
JAMAL MOHAMMED/MOHSINA AFREEN  
 2221 SWABIA CT  
 CARY, NC 27518

**2026**

15-4S-16-03011-103  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	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
BAS	1,384	100	
FGR	440	55	
FOP	84	30	
FOP	84	30	
TOTALS	1,992		

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	129.95	217,796	2014	2014	0	0	11.00	89.00		
1 SINGLE FAM 0% - 0 Heated Area: 1384 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			193,838	
TOTAL MARKET OB/XF VALUE			1,392	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			213,730	
SOH/AGL Deduction			0	
ASSESSED VALUE			213,730	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			213,730	
TOTAL JUST VALUE			213,730	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			215,908	

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						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC,PAVMT	0	0	0	696.00	UT	2.00	2.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/21/2023	MLU

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