SE1/4 OF SE1/4 & 6 AC OFF THE E OF SE1/4.

CRAWFORD JOHN GARY/LATHAM CHRISTA C
7 SEMINOLE DRIVE
GREENVILLE, SC 29605

**2027**

**15-4S-17-08357-000**

## BUILDING CHARACTERISTICS

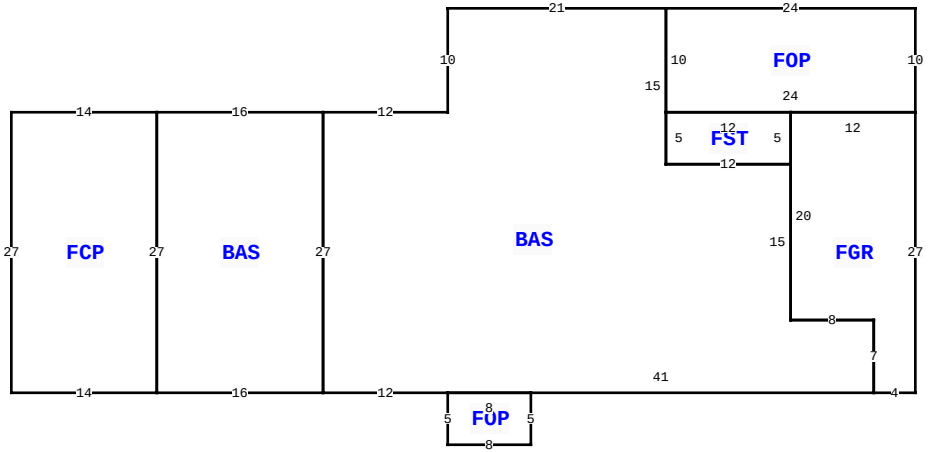
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 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 | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 15417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 432 | 100 | | 432 | 35,931 |
| BAS | 1,421 | 100 | | 1,421 | 118,190 |
| FCP | 378 | 25 | | 94 | 7,818 |
| FGR | 268 | 55 | | 147 | 12,227 |
| FOP | 40 | 30 | | 12 | 998 |
| FOP | 240 | 30 | | 72 | 5,988 |
| FST | 60 | 55 | | 33 | 2,745 |
| TOTALS | 2,839 | | | 2,211 | 183,898 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,211 | 116.3250 | 127.96 | 282,920 | 1986 | 1986 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2021 Heated Area: 1853 HX Base Yr




944 SE PRESS RUTH DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 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 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0070 | CARPORT UF | 0 | 0 | 10 | 18 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 3 | 0011 | BARN,BLK A | 0 | 0 | 18 | 18 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 4 | 0021 | BARN,FR AE | 0 | 0 | 24 | 28 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 5 | 0166 | CONC,PAVMT | 0 | 0 | 8 | 338 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 6 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 199.00 | UT | 1.50 | 1.50 | 100 | 1994 | 1994 | 3 | 100 | 299 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 183,898 |
| TOTAL MARKET OB/XF VALUE | 4,349 |
| TOTAL LAND VALUE - MARKET | 230,000 |
| TOTAL MARKET VALUE | 213,272 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 213,272 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 213,272 |
| TOTAL JUST VALUE | 418,247 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 421,581 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8023 | ADDN SFR | 12,000 | 01/31/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1427/432 | 12/14/2020 | QC | U | I | 11 | 100 |
| GRANTOR: MANGLE RONALD A | | | | | | |
| GRANTEE: CRAWFORD JOHN GARY | | | | | | |
| 1398/1761 | 11/08/2019 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (ALICE | | | | | | |
| GRANTEE: RONALD A MANGLE (LI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W21 S10 W12 BAS= W16 FCP= W14 S27 E14 N27$ S27 E16N27$ S27 E12 FOP= S5 E8 N5 W8$ E41 FGR= E4 N27 FOP= N10 W24 S10 E24$ W12 S20 E8S7$ N7 W8 N15 FST= N5 W12 S5 E12$ W12 N15$.

## LAND DESCRIPTION

TOTAL OB/XF 4,349

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 45.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 20,025 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 45.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 225,000 | | | | | | | |

REVIEW DATE 04/27/2017 BY BC Total Acres: 46.00 Total Land Value: 25,025 Market: 225,000 Agricultural: 20,025 Common: 5,000 PRINTED 11/17/2026 BY SYS