THE W 200 FT LOT 103 HI-DRI ACRE
821-377, 849-202, 853-356, 937-1

WISNIEWSKI ERIK ANGELO
249 SW BOBO LINK PL
LAKE CITY, NC 32024

2027

15-5S-16-03626-153

BUILDING CHARACTERISTICS

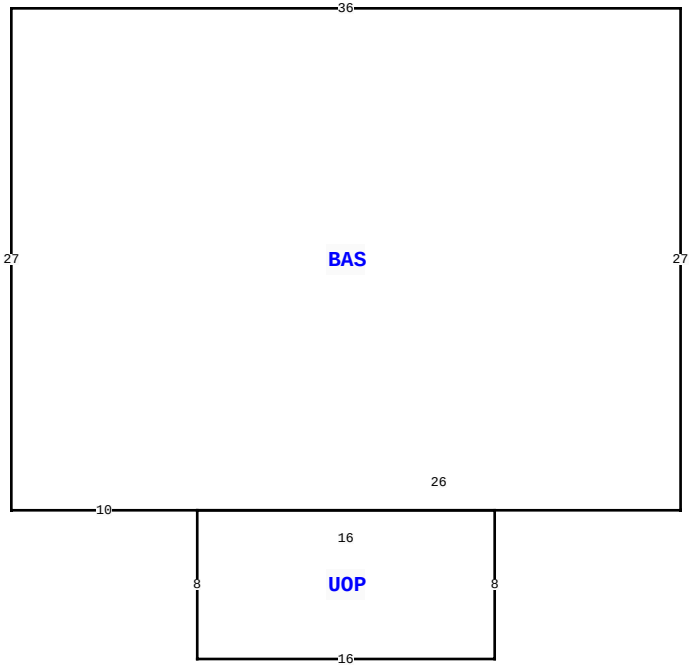
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100		972	81,342
UOP	128	25		32	2,678
TOTALS	1,100			1,004	84,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,004	113.9000	105.93	106,354	2010	2015	0	0	0	21.00	79.00

2 MANUF 1 100% - 2026 Heated Area: 972 HX Base Yr 2026



249 SW BOBOLINK PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	50	1993	1993	3	50	300	
2	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,000	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		84,020
TOTAL MARKET OB/XF VALUE		12,300
TOTAL LAND VALUE - MARKET		17,460
TOTAL MARKET VALUE		113,780
SOH/AGL Deduction		0
ASSESSED VALUE		113,780
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,369
TOTAL JUST VALUE		113,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,683

PRMT:1:1: TRVL TRL

BLDG:1:1: GENE MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28198	M H	630	11/05/2009
13618	M H	75	02/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/2457	4/03/2024	WD	Q	I	01	117,000
GRANTOR: CHRISTIANO ANN						
GRANTEE: WISNIEWSKI ERIK ANG						
1459/251	2/09/2022	QC	U	I	11	100
GRANTOR: PAPIOS ANN						
GRANTEE: CHRISTIANO ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S27 E10 UOP= S8 E16 N8 W16$ E26 N27$.

LAND DESCRIPTION

TOTAL OB/XF 12,300

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	0200	C	MBL HM	100			0.00	0.00	0.97	AC		1.00	1.00	1.00	18,000.00	18,000.00	17,460							

REVIEW DATE 02/10/2026 BY KS Total Acres: 0.97 Total Land Value: 17,460 Market: 0 Agricultural: 0 Common: 17,460 PRINTED 11/17/2026 BY SYS