LOT 26 STEPHEN FOSTER FOREST S/D
516-461, 791-91, 791-93, 836-734

THE BAY 421 LAND TRUST DATED 4/1/2021
500 WESTOVER DR #19844
SANFORD, NC 23770

2026

18-2S-16-01650-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	18216.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	17,000
SOH/AGL Deduction	3,018
ASSESSED VALUE	13,982
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,982
TOTAL JUST VALUE	17,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18061	M H	75	03/15/2001
12662	SFR	220	06/13/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/1361	5/05/2021	QC	U	V	11	37,900
GRANTOR: 5T WEALTH PARTNERS LP						
GRANTEE: THE BAY 421 LAND TR						
1396/0094	10/07/2019	TD	U	V	18	4,300
GRANTOR: CLERK OF COURT						
GRANTEE: 5T WEALTH PARTNERS						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 11/09/2022 BY JD Total Acres: 0.33 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 06/26/2026 BY SYS