W1/2 OF SE1/4 OF SW1/4 OF SW1/4
AC DESC ORB 677-769.

LIVINGSTON SHELLEY NORTON LIVING TRUST DATED APRIL
P O BOX 6
MURPHY, NC 28906

2026

21-3S-17-05548-000

BUILDING CHARACTERISTICS

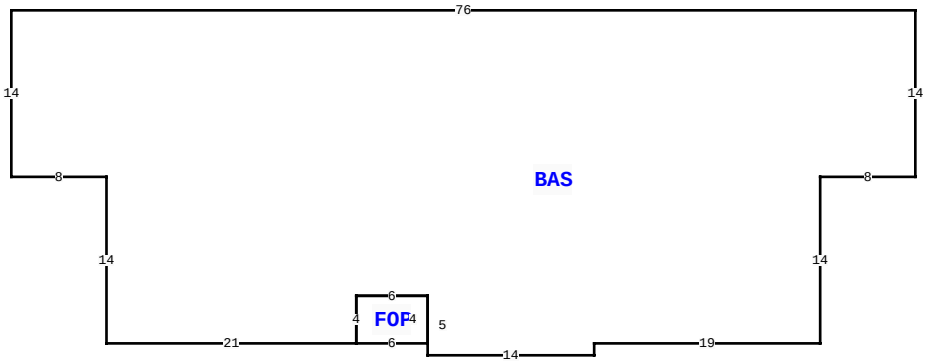
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	21317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,894	100		1,894	128,264
FOP	24	35		8	542
TOTALS	1,918			1,902	128,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,902	130.9850	123.13	234,193	2007	2007	0	0	0	45.00	55.00

3 MANUF 1 0% - 2026 Heated Area: 1894 HX Base Yr



1327 NE VOSS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	128,806
TOTAL MARKET OB/XF VALUE	10,300
TOTAL LAND VALUE - MARKET	32,300
TOTAL MARKET VALUE	171,406
SOH/AGL Deduction	0
ASSESSED VALUE	171,406
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,406
TOTAL JUST VALUE	171,406
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,432

XFOB:1:1: WEST MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26915	M H	375	04/09/2008
16447	M H	125	12/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/151	4/02/2025	WD	U	I	11	0
GRANTOR: LIVINGSTON SHELLEY						
GRANTEE: LIVINGSTON SHELLEY						
1343/0101	8/11/2017	WD	Q	I	01	101,000
GRANTOR: KATHERINE H WEBB						
GRANTEE: SHELLEY LIVINGSTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E8 S14 E21 FOP= E6 N4 W6 S4$ N4 E6 S5 E14 N1 E19 N14 E8 N14$.

LAND DESCRIPTION

TOTAL OB/XF 10,300

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	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.85	9,500.00	8,075.00	8,075							
2	0000	C	VAC RES	0		00	0.00	0.00	3.00	AC		1.00	1.00	0.85	9,500.00	8,075.00	24,225							

REVIEW DATE 05/23/2016 BY DF Total Acres: 4.00 Total Land Value: 32,300 Market: 0 Agricultural: 0 Common: 32,300 PRINTED 06/22/2026 BY SYS