NE1/4 OF NW1/4 AS LIES W OF I-75 FT OF THE W 431.25 FT AS DESC IN -490. ALSO, SE1/4 OF NW1/4 & SW1

WARE DEBORAH ANN
271 LIBERTY LN
MURPHY, NC 28906

2027

21-5S-17-09310-000

BUILDING CHARACTERISTICS

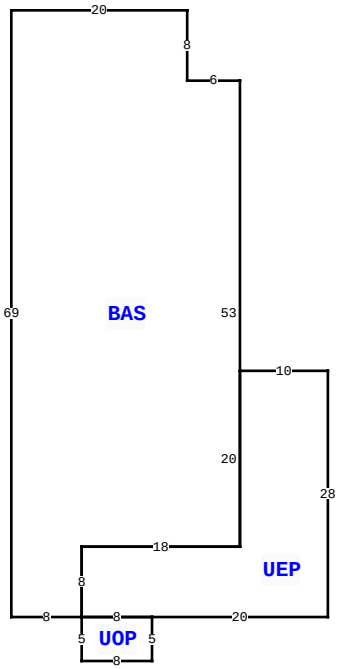
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	09	PINE WOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,602	100		1,602	32,879
UEP	424	60		254	5,213
UOP	40	20		8	164
TOTALS	2,066			1,864	38,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,864	53.3112	58.64	109,305	1945	1945	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 0 Heated Area: 1602 HX Base Yr



1280 SW PAUL PEARCE LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	82,296
TOTAL MARKET OB/XF VALUE	14,250
TOTAL LAND VALUE - MARKET	155,849
TOTAL MARKET VALUE	129,431
SOH/AGL Deduction	0
ASSESSED VALUE	129,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,431
TOTAL JUST VALUE	252,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10052	M H	125	08/08/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/0122	12/29/2014	PB	U	I	18	100
GRANTOR: DEBORAH ANN WARE (PR						
GRANTEE: DEBORAH ANN WARE						
1253/0916	4/19/2013	PB	U	I	18	100
GRANTOR: CLERK OF COURT (LORET						
GRANTEE: DEBORAH ANN WARE AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N8 W20 S69 E8 UEP= N8 E18 N20 E10 S28 W20 UOP= S5 W8 N5 E8$ W8$ N8 E18 N53$.

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	0070	CARPORT UF	0	0	17	30	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0031	BARN,MT AE	0	0	25	31	1.00	UT	0.00	0.00	100	0	0	3	100	250	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
7	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 14,250

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	8,000.00	8,000.00	8,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	0.33	AC		1.00	1.00	1.67	8,000.00	13,360.00	4,409							
3	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
4	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
5	5600	A	TIMBER 3	0		A-1	0.00	0.00	15.93	AC		1.00	1.00	1.00	281.00	281.00	4,476							
6	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.93	AC		1.00	1.00	1.00	8,000.00	8,000.00	127,440							

REVIEW DATE 10/19/2023 BY JB Total Acres: 19.26 Total Land Value: 32,885 Market: 127,440 Agricultural: 4,476 Common: 28,409 PRINTED 11/17/2026 BY SYS

NE1/4 OF NW1/4 AS LIES W OF I-75 FT OF THE W 431.25 FT AS DESC IN -490. ALSO, SE1/4 OF NW1/4 & SW1

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271 LIBERTY LN
MURPHY, NC 28906

2027

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BUILDING CHARACTERISTICS

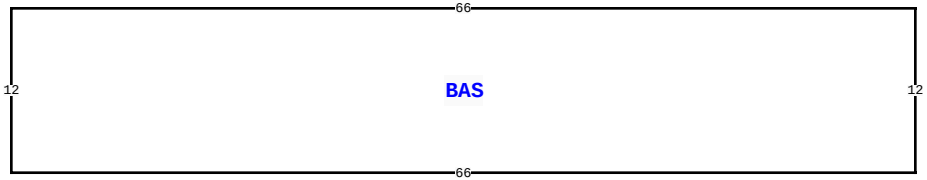
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	16,920
TOTALS	792			792	16,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	792	89.0100	53.41	42,301	1973	1973	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 792 HX Base Yr



1280 SW PAUL PEARCE LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	82,296
TOTAL MARKET OB/XF VALUE	14,250
TOTAL LAND VALUE - MARKET	155,849
TOTAL MARKET VALUE	129,431
SOH/AGL Deduction	0
ASSESSED VALUE	129,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,431
TOTAL JUST VALUE	252,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/0122	12/29/2014	PB	U	I	18	100
GRANTOR: DEBORAH ANN WARE (PR						
GRANTEE: DEBORAH ANN WARE						
1253/0916	4/19/2013	PB	U	I	18	100
GRANTOR: CLERK OF COURT (LORET						
GRANTEE: DEBORAH ANN WARE AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S12 E66 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/19/2023 BY JB Total Acres: 19.26 Total Land Value: 32,885 Market: 127,440 Agricultural: 4,476 Common: 28,409 PRINTED 11/17/2026 BY SYS

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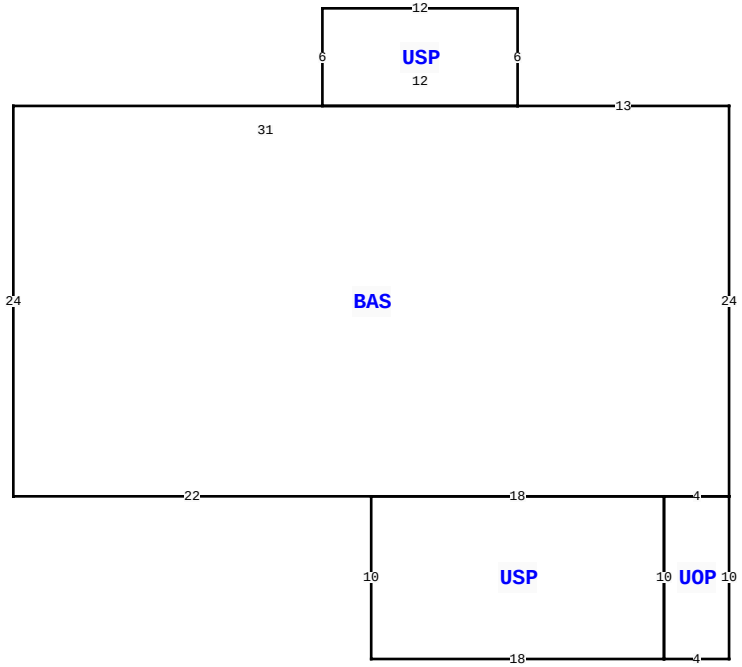
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	24,816
UOP	40	25		10	235
USP	72	35		25	588
USP	180	35		63	1,480
TOTALS	1,348			1,154	27,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,154	97.9200	58.75	67,798	1981	1981	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 1056 HX Base Yr



1280 SW PAUL PEARCE LN, LAKE CITY

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XF DATE		LAND DATE	05/07/2026 MLU
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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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 — 3

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1253/0916	4/19/2013	PB	U	I	18	100
GRANTOR: CLERK OF COURT (LORET						
GRANTEE: DEBORAH ANN WARE AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 USP= N6 W12 S6 E12$W31 S24 E22 USP= S10 E18 N10 W18$ E18 UOP= S10 E4 N10 W4$ E4 N24$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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