LOT 6 FAIRWAY VIEW UNIT 4.

LE 1354-559, DC 1446-497, WD 144

BRAWLEY LAURIE/BRADY WILLIAM THOMAS
3032 PHILADELPHIA RD
LAWNDALE, NC 28090

2027

26-3S-16-02308-083

BUILDING CHARACTERISTICS

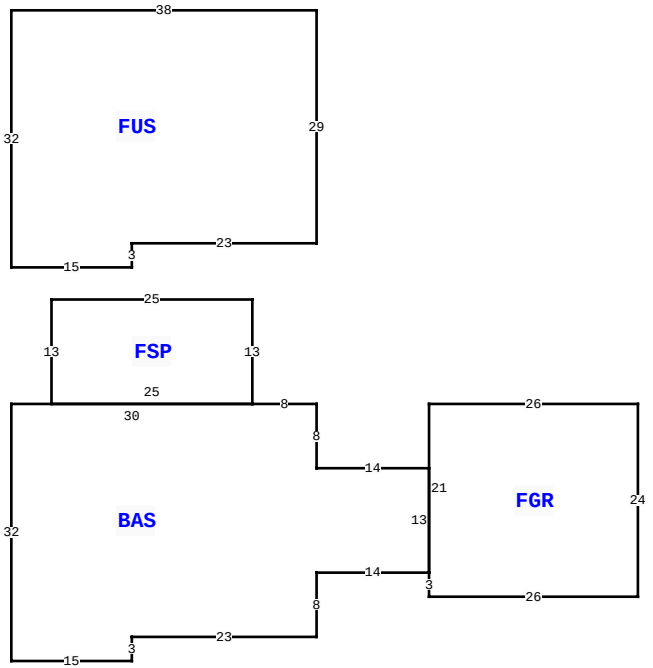
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		26316.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,329	100		1,329	118,633
FGR	624	55		343	30,618
FSP	325	40		130	11,604
FUS	1,147	100		1,147	102,387
TOTALS	3,425			2,949	263,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,949	124.8471	137.33	404,986	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 2476 HX Base Yr



1290 NW FRONTIER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,250	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	0	10	36	360.00	UT	2.50	2.50	100	1993	1993	3	100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	263,241
TOTAL MARKET OB/XF VALUE	4,150
TOTAL LAND VALUE - MARKET	42,000
TOTAL MARKET VALUE	309,391
SOH/AGL Deduction	0
ASSESSED VALUE	309,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,391
TOTAL JUST VALUE	309,391
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048283	Roof Replacement	15,750	09/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1454/505	11/30/2021	WD	Q	I	01	255,000
GRANTOR: TURKEY CREEK PHASE 1						
GRANTEE: BRAWLEY LAURIE						
1446/499	8/20/2021	WD	U	I	37	219,500
GRANTOR: DILWORTH DONALD H						
GRANTEE: TURKEY CREEK PHASE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 FSP= N13 W25 S13 E25$ W30 S32 E15 N3 E23 N8 E14 FGR= S3 E26 N24 W26 S21$ N13 W14 N8$ PTR=N20 FUS= N29 W38 S32 E15 N3 E23$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 4,150

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	0140	C	SFR GOLF	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							

REVIEW DATE 01/04/2024 BY JS Total Acres: 0.40 Total Land Value: 42,000 Market: 0 Agricultural: 0 Common: 42,000 PRINTED 11/17/2026 BY SYS