LOT 40 SASSAFRAS ACRES S/D.

ORB 622-71, 641-359,

MORGAN BILL/MORGAN MISTY L
7232 CANAAN CHURCH RD
DENTON, NC 27239

2026

30-7S-17-10068-040

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

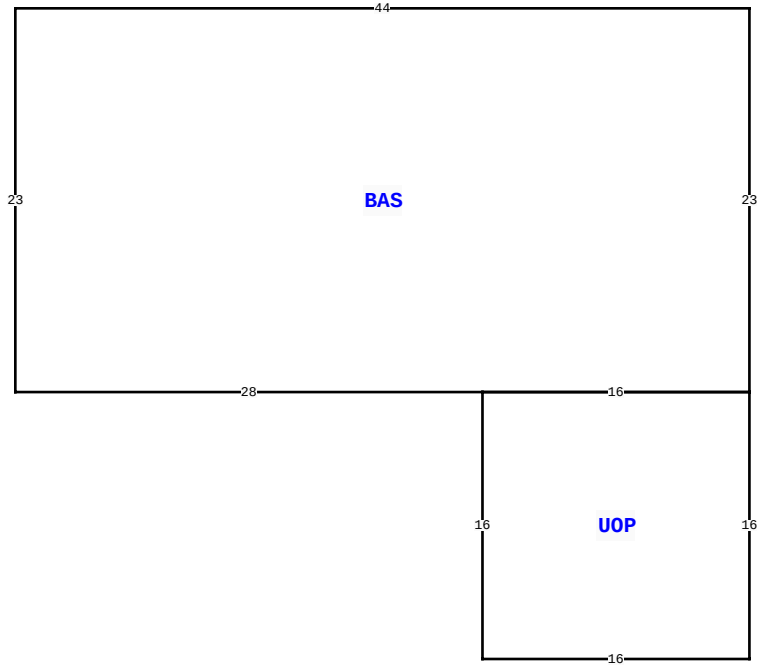
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	30717.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100		1,012	25,223
UOP	256	25		64	1,595
TOTALS	1,268			1,076	26,818

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,076	98.9100	62.31	67,046	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1012 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

341 SW FOX PL, FORT WHITE

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,818
TOTAL MARKET OB/XF VALUE	7,250
TOTAL LAND VALUE - MARKET	40,320
TOTAL MARKET VALUE	74,388
SOH/AGL Deduction	8,137
ASSESSED VALUE	66,251
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,251
TOTAL JUST VALUE	74,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,114

XFOB:1:1: PINE MANOR MH

BLDG:1:1: PINEMANOR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S23 E28 UOP= S16 E16 N16 W16$ E16 N23$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
2	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 7,250

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	0102	C	SFR/MH	0		00	0.00	0.00	2.88	AC		1.00	1.00	1.00	14,000.00	14,000.00	40,320							

REVIEW DATE 01/30/2018 BY DF Total Acres: 2.88 Total Land Value: 40,320 Market: 0 Agricultural: 0 Common: 40,320 PRINTED 05/12/2026 BY SYS