LOT 1 BLOCK 5 UNIT 2 GWEN LAKE E

LE 787-1851, QC 1084-334, DC 108

BEATTY JENNIFER NICOLE/BEATTY JASON KENNETH
2617 S BUBBA BLVD
GREENEVILLE, NC 27834

2027

31-3S-17-06007-000

BUILDING CHARACTERISTICS

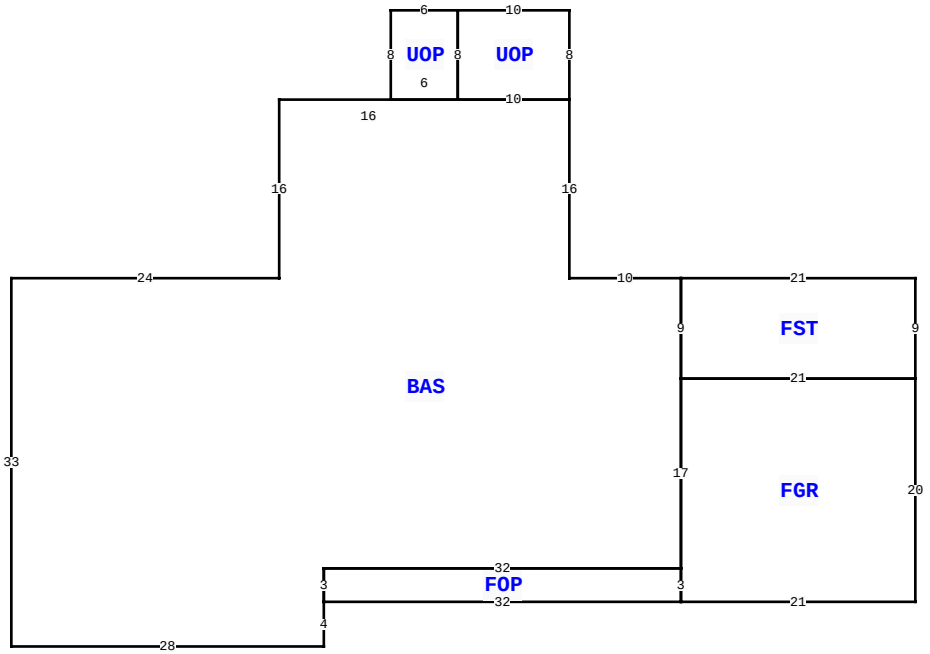
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,172	100		2,172	173,044
FGR	420	55		231	18,404
FOP	96	30		29	2,311
FST	189	55		104	8,286
UOP	48	20		10	797
UOP	80	20		16	1,275
TOTALS	3,005			2,562	204,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,562	111.4260	122.57	314,024	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2027 Heated Area: 2172 HX Base Yr



410 NW PALM DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	204,116
TOTAL MARKET OB/XF VALUE	1,550
TOTAL LAND VALUE - MARKET	27,331
TOTAL MARKET VALUE	232,997
SOH/AGL Deduction	0
ASSESSED VALUE	232,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	232,997
TOTAL JUST VALUE	232,997
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4033	ADDN SFR	145	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/1710	4/09/2021	WD	Q	I	01	205,000
GRANTOR: BELL ROBERT SPENCER &						
GRANTEE: BEATTY JENNIFER NIC						
1267/2020	12/30/2013	WD	Q	I	01	105,000
GRANTOR: JANICE WILSON FEAGLE						
GRANTEE: ROBERT S BELL & SAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N16 UOP= N8 W10 S8 E10$ W10 UOP= N8 W6 S8 E6$ W16 S16 W24 S33 E28 N4 FOP= E32 N3 W32 S3$ N3 E32 FGR= S3 E21 N20 W21 S17$ N17 FST= E21 N9 W21 S9$ N9$.

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	250	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,550

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		*RSF-1	0.00	0.00	26,154.10	SF		1.00	1.00	0.95	1.10	1.05	27,331							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.60 Total Land Value: 27,331 Market: 0 Agricultural: 0 Common: 27,331 PRINTED 11/17/2026 BY SYS