BEG SW COR OF NW1/4 OF NW1/4, N
1447.02 FT TO E LINE OF NW1/4 OF
FT, S 70.97 FT, E 453.06 FT, S 4

ROOKS JOHN F/ROOKS CYNTHIA G
132 TRINITY LANE
GARYSBURG, NC 27831

2027

31-4S-17-08921-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	31417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	08/25/2022 SPF

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	190,560
TOTAL MARKET VALUE	8,925
SOH/AGL Deduction	0
ASSESSED VALUE	8,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	8,925
TOTAL JUST VALUE	190,560
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/1163	10/07/2021	WD	Q	V	01	200,000
GRANTOR: SUWANNEE HOLDINGS LLC						
GRANTEE: ROOKS JOHN F						
1434/1685	4/09/2021	TR	U	V	11	269,000
GRANTOR: VREELAND JOHN K TRUST						
GRANTEE: SUWANNEE HOLDINGS L						

BUILDING NOTES

BUILDING DIMENSIONS

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

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
1	5600	A	TIMBER 3	0		A-1	0.00	0.00	31.76	AC		1.00	1.00	1.00	281.00	281.00	8,925							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	31.76	AC		1.00	1.00	1.00	6,000.00	6,000.00	190,560							

REVIEW DATE 05/04/2026 BY MLU Total Acres: 31.76 Total Land Value: 8,925 Market: 190,560 Agricultural: 8,925 Common: 0 PRINTED 11/17/2026 BY SYS