W1/2 OF NE1/4 OF NE1/4 & N1/2 OF W1/2 OF SE1/4 OF NE1/4 & N1/2 OF SW1/4 OF NE1/4 & N1/2

NORRIS RONALD E JR
501 UPLAND DR
WILMINGTON, NC 28411

2027

32-1S-17-04619-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32117.00	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	05/18/2026 MLU
INC DATE		AG DATE	

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	243,880
TOTAL MARKET VALUE	22,322
SOH/AGL Deduction	7
ASSESSED VALUE	22,315
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,315
TOTAL JUST VALUE	243,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054583	Co-Location or Ex	29,000	11/25/2025
000053113	Generator		05/15/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1304/1908	11/19/2015	WD	U	V	30	100
GRANTOR: JOSEPH E & M CHRISTIN						
GRANTEE: RONALD E NORRIS JR						
1283/0697	7/18/2014	WD	U	V	14	100
GRANTOR: CHRISTINE & EDWARD NO						
GRANTEE: JOSEPH E & M CHRIST						

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	370.00	370.00	7,400							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	9.97	AC		1.00	1.00	1.00	281.00	281.00	2,802							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	29.00	AC		1.00	1.00	1.00	280.00	280.00	8,120							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	59.97	AC		1.00	1.00	1.00	4,000.00	4,000.00	239,880							
5	9105	C	TOWER SITE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							

REVIEW DATE 05/18/2026 BY MLU Total Acres: 59.97 Total Land Value: 22,322 Market: 239,880 Agricultural: 18,322 Common: 4,000 PRINTED 11/16/2026 BY SYS