

COMM AT NW COR OF SEC 33, S 4 DG  
 POB, SE 5.02 FT TO PT ON CURVE,  
 237.68 FT, CONT ALONG W R/W & IT

CHEN CHIN FANG/ZHENG CHRISTINA  
 P O BOX 61457  
 RALEIGH, NC 27661

2026

32-3S-16-02421-003



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																		VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 90,250 TOTAL MARKET VALUE 90,250 SOH/AGL Deduction 13,751 ASSESSED VALUE 76,499 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 76,499 TOTAL JUST VALUE 90,250 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 85,500									
DOR CODE 0000 VACANT																	PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1382/0157 3/29/2019 WD Q V 01 60,000 GRANTOR: SRH 10 LLC GRANTEE: CHIN FANG CHEN & CH 1247/1590 12/26/2012 QC U V 11 100 GRANTOR: COMMERCIAL WORLDWIDE GRANTEE: SRH 10 LLC										
MAP NUM MKT AREA 01																	BLD DATE XF DATE INC DATE LGL DATE LAND DATE 05/04/2026 MLU AG DATE										
NEIGHBORHOOD/LOC 32316.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
TOTALS																											
EXTRA FEATURES																											
L N	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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	0000	C	VAC RES	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	0.95	9,500.00	9,025.00	90,250									