LOT 11 BLOCK B MELROSE PARKS/D.
202-462, 203-208, 731-224, 754-2

THE BAY 421 LAND TRUST DATED 4/1/2021
500 WESTOVER DR #19844
SANFORD, NC 27330

2026

33-3S-17-06617-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.110 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

370 SE LOMOND AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,825
TOTAL MARKET VALUE	3,825
SOH/AGL Deduction	0
ASSESSED VALUE	3,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,825
TOTAL JUST VALUE	3,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1437/1361	5/05/2021	QC	U	V	11	37,900
GRANTOR: 5T WEALTH PARTNERS LP						
GRANTEE: THE BAY 421 LAND TR						
1400/2686	12/10/2019	TD	U	V	11	100
GRANTOR: FOUR NINE PARTNERS LL						
GRANTEE: 5T WEATH PARTNERS 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	0000	C	VAC RES	0		RSF/MH	0.00	0.00	5,100.00	SF		1.00	1.00	1.00	0.75	0.75	3,825							

REVIEW DATE 12/15/2016 BY JS Total Acres: 0.12 Total Land Value: 3,825 Market: 0 Agricultural: 0 Common: 3,825 PRINTED 06/10/2026 BY SYS