LOTS 1,2,9 & 10 BLOCK O MELROSE ADDITION #1.

EAST BEST LLC
1016 MONTANA DR
CHARLOTTE, NC 28216

2027

33-3S-17-06671-000

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

379 SE MONTROSE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13,280
TOTAL MARKET VALUE	13,280
SOH/AGL Deduction	0
ASSESSED VALUE	13,280
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,280
TOTAL JUST VALUE	13,280
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	13,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1458/2099	2/07/2022	WD	Q	V	01	15,500
GRANTOR: SLB LAND LLC						
GRANTEE: EAST BEST LLC						
1421/2343	9/28/2020	QC	U	V	11	4,500
GRANTOR: 5T WEALTH PARTNERS LP						
GRANTEE: SLB LAND LLC						

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	4.00	LT		1.00	1.00	0.40	8,300.00	3,320.00	13,280							

REVIEW DATE 12/13/2016 BY DF Total Acres: 0.47 Total Land Value: 13,280 Market: 0 Agricultural: 0 Common: 13,280 PRINTED 11/17/2026 BY SYS