COMM AT A PT 61.5 FT S OF C/L OF OF SE1/4 OF NW1/4, RUN W 235 FT FT, W 109 FT, N 254.8 FT, E 106

ROGERS GLENDA KAY
380 IOTLA ST
FRANKLIN, NC 28734

2027

34-3S-17-06885-000

BUILDING CHARACTERISTICS

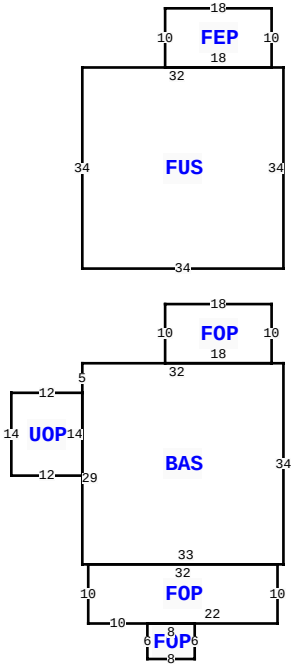
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,156	100		1,156	73,652
FEP	180	80		144	9,175
FOP	48	30		14	892
FOP	180	30		54	3,440
FOP	320	30		96	6,117
FUS	1,156	100		1,156	73,652
UOP	168	20		34	2,166
TOTALS	3,208			2,654	169,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,654	89.1072	98.02	260,145	1900	1900	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2312 HX Base Yr 2023



2302 NE WASHINGTON ST, LAKE CITY

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

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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		169,094
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		5,000
TOTAL MARKET VALUE		176,094
SOH/AGL Deduction		2,805
ASSESSED VALUE		173,289
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		121,878
TOTAL JUST VALUE		176,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,165

SALE:1:1: .60 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1888	5/18/2022	LE	U	I	14	100
GRANTOR: SMITH GLENDA KAY NKA						
GRANTEE: BASS ALONA MAKINZE						
1466/2231	4/29/2022	WD	U	I	30	100
GRANTOR: SMITH KEITH D						
GRANTEE: SMITH GLENDA KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FOP= N10 W18 S10 E18$ W 32 S5 UOP= W12 S14 E12 N14$ S29E1 FOP= S10 E10 FOP= S6 E8 N6 W8$ E22 N10 W32$ E33 N34$ PTR= N50 FUS= W2 FEP= N10 W18 S10 E18$ W32 S34E34 N34$ S50$.

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0100	C	SFR	100		00	0.00	0.00	1.00	UT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 02/10/2017 BY BC Total Acres: 0.60 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 11/17/2026 BY SYS