

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

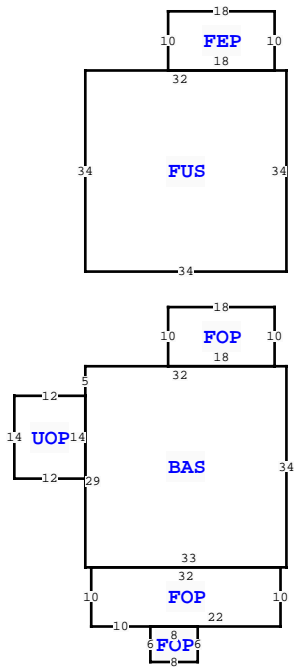
ROGERS GLENDA KAY
380 IOTLA ST
FRANKLIN, NC 28734

2026

34-3S-17-06885-000


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 Floor	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 Units	05		CONV 100
Condition Adj	03		0 100
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
BAS	1,156	100	
FEP	180	80	
FOP	48	30	
FOP	180	30	
FOP	320	30	
FUS	1,156	100	
UOP	168	20	
TOTALS	3,208		

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	99.80	264,869	1900	1900	0	0	35.00	65.00
1 SINGLE FAM			100% - 2023	Heated Area: 2312		HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			172,165
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			5,000
TOTAL MARKET VALUE			179,165
SOH/AGL Deduction			10,923
ASSESSED VALUE			168,242
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			116,831
TOTAL JUST VALUE			179,165
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,165

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						

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

TOTAL OB/XF											
2,000											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

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\$.											