COMM NE COR OF NW1/4, RUN S
198 FT, W 77.24 FT TO W R/W
OF CR-252-A FOR POB, CONT W

ABU LAWI FIDA H
6235 PINE ST
FAYETTEVILLE, NC 28311

2026

35-3S-15-00295-001

BUILDING CHARACTERISTICS

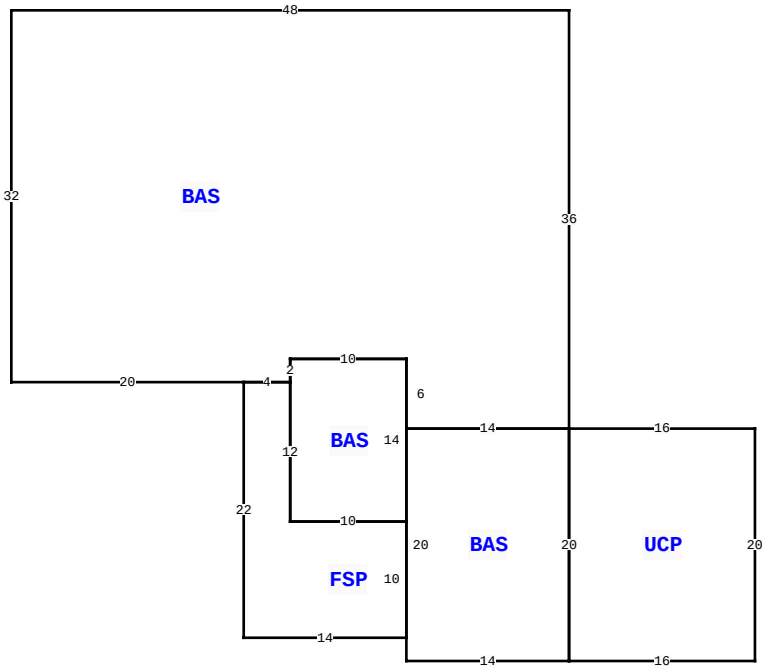
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	35315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100		140	12,718
BAS	280	100		280	25,435
BAS	1,572	100		1,572	142,800
FSP	188	40		75	6,813
UCP	320	20		64	5,814
TOTALS	2,500			2,131	193,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,131	116.9190	130.95	279,054	1977	2000	0	0	0	30.63	69.37

1 SINGLE FAM 0% - 0 Heated Area: 1992 HX Base Yr



964 SW KOONVILLE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
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	0294	SHED WOOD/	0	0	15	34	510.00	UT	7.50	7.50	100	1977	1977	3	100	3,825	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0296	SHED METAL	0	0	14	20	280.00	UT	5.50	5.50	100	2000	2000	3	100	1,540	
5	0166	CONC,PAVMT	0	0	13	30	390.00	UT	2.00	2.00	100	2000	2000	3	100	780	
6	0166	CONC,PAVMT	0	0	5	14	70.00	UT	2.00	2.00	100	2000	2000	3	100	140	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	2,200.00	2,200.00	100	2024	2023		100	2,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	193,580
TOTAL MARKET OB/XF VALUE	10,585
TOTAL LAND VALUE - MARKET	33,920
TOTAL MARKET VALUE	238,085
SOH/AGL Deduction	0
ASSESSED VALUE	238,085
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,085
TOTAL JUST VALUE	238,085
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/1526	5/18/2018	WD	Q	I	01	168,000
GRANTOR: GUY SUTHERLAND						
GRANTEE: FIDA H ABULAWI						
1064/1250	11/07/2005	WD	Q	I		143,000
GRANTOR: WEEKS						
GRANTEE: SUTHERLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S32 E20 E4 N2 E10 S6 E14 N36 $
UCP=[ORIG=0,56] E16 N20 W16 S20 $
BAS=[ORIG=-14,36] S20 E14 N20 W14 $
FSP=[ORIG=-28,32] S22 E14 N10 W10 N12 W4 $
BAS=[ORIG=-24,32] S12 E10 N14 W10 S2 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,585

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	0110	C	SFR RURAL	0		A-1	0.00	0.00	2.12	AC		1.00	1.00	1.00	16,000.00	16,000.00	33,920							

REVIEW DATE 07/20/2023 BY KS Total Acres: 2.12 Total Land Value: 33,920 Market: 0 Agricultural: 0 Common: 33,920 PRINTED 06/16/2026 BY SYS