LOT 14 BLOCK B SPRING HILLS S/D.
636-113, 760-190, 762-375, WD 10

POTEAT PERRY D
917 STEEP HILLS RD
BELMONT, NC 28012

2026

36-5S-15-00488-039

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

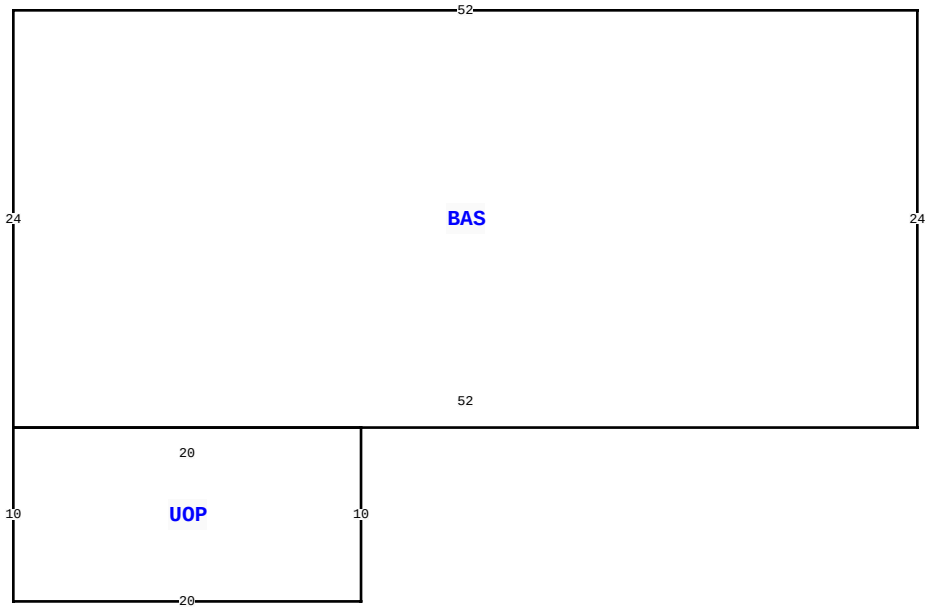
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	36515.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	76,074
UOP	200	25		50	3,048
TOTALS	1,448			1,298	79,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,298	117.9000	110.83	143,857	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2006 Heated Area: 1248 HX Base Yr 2006



1494 SW SPRUCE RD, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		79,121
TOTAL MARKET OB/XF VALUE		20,908
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		113,029
SOH/AGL Deduction		53,658
ASSESSED VALUE		59,371
TOTAL EXEMPTION VALUE	HX HB	32,762
BASE TAXABLE VALUE		26,609
TOTAL JUST VALUE		113,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12565	M H	125	05/23/1997
11656	M H	125	09/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1113/2446	3/13/2007	WD	Q	I	01	46,700
GRANTOR: PERRY D POTEAT & LISA						
GRANTEE: PERRY D POTEAT						
1013/1485	4/19/2004	WD	Q	I		62,000
GRANTOR: RONIE NORRIS						
GRANTEE: PERRY D & LISA POTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S24 UOP= S10 E20 N10 W20$ E52 N24$.

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	2005	2005	3	100	1,200	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
7	0031	BARN,MT AE	0	100	26	28	728.00	UT	11.00	11.00	100	2013	2013	3	100	8,008	

LAND DESCRIPTION

TOTAL OB/XF 20,908

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	0200	C	MBL HM	100		A-1	154.00	287.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 07/28/2016 BY DF Total Acres: 1.01 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 03/24/2026 BY SYS