LOT 30 & 33 FRANK THOMAS S/D UNR
OF NW1/4 OF NE1/4, S 39.27 FT FO
S 60.21 FT, E 25 FT, N 271.56 FT

PORTER BURCE
2200 SHAW ROAD
DURHAM, NC 27704

2024

01-2S-17-04659-043

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

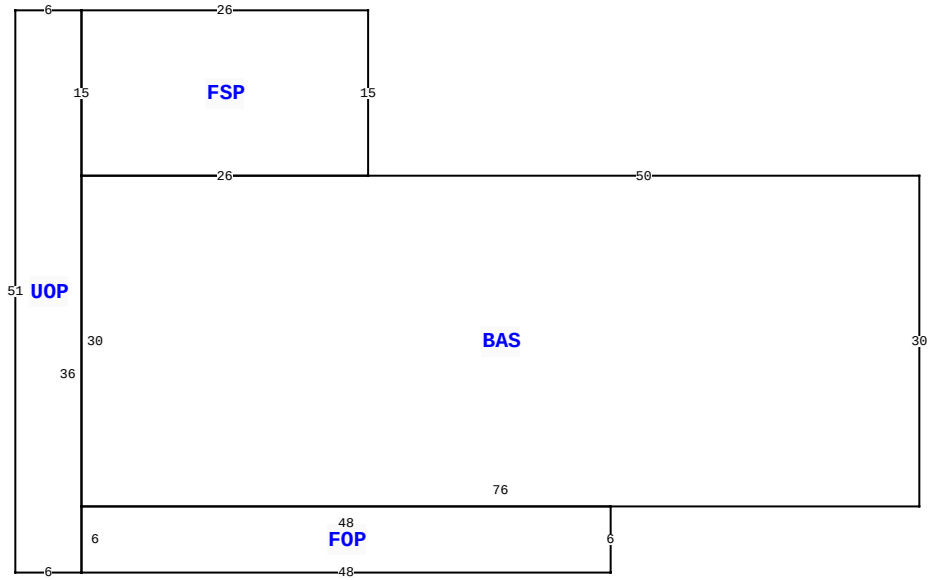
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	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 05
NEIGHBORHOOD/LOC	1217.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	130,471
FOP	288	35	101	5,780
FSP	390	40	156	8,927
UOP	306	25	76	4,349
TOTALS	3,264		2,613	149,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	2,613	114.4000	93.81	245,126	2007	2007	0	0	0	39.00	61.00

1 MANUF 2 – 0% - 2022 Heated Area: 2280 HX Base Yr



206 NE OWLRUN WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	149,527
TOTAL MARKET OB/XF VALUE	8,900
TOTAL LAND VALUE - MARKET	14,448
TOTAL MARKET VALUE	172,875
SOH/AGL Deduction	0
ASSESSED VALUE	172,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,875
TOTAL JUST VALUE	172,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25140	ADDN SFR	150	10/20/2006
24908	M H	311	08/23/2006
23310	M H	150	06/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1433/2507	3/29/2021	WD	Q	I	01	175,000
GRANTOR: BAIER LEWIS EUGENE &						
GRANTEE: PORTER BURCE						
1382/1391	4/11/2019	WD	Q	I	01	132,000
GRANTOR: PATRICK & DONNA MUHLE						
GRANTEE: LEWIS EUGENE & BREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 FSP= N15 W26 S15 E26$ W26 UOP= N15 W6 S51 E6 N36$
S30 FOP= S6 E48 N6 W48$ E76 N30$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,900

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	0		00	0.00	0.00	2.58	AC		1.00	1.00	1.00	5,600.00	5,600.00	14,448							

REVIEW DATE 07/23/2015 BY DFRP Total Acres: 2.58 Total Land Value: 14,448 Market: 0 Agricultural: 0 Common: 14,448 PRINTED 01/31/2024 BY SYS