

To print a property record card or export search results into a CSV format that can be used with Excel please follow these steps:
 - Select the desired report option from the right menu (e.g. CSV Export, Residential PRC) and hit GO
 - Click Open when prompted for an export. Property record cards will open as a PDF.

Parcel

ParID / PIN: 965185159200 /
 Tax Year: 2021
 Tax Jurisdiction: CSF : CITY OF SANFORD
 Neighborhood: 800 : Lee Avenue

Permits

Permit Date	Permit #	Purpose	Open/Closed
17-MAR-20	4854-2020	UPFIT	C
19-DEC-19	3798-2019	UPFIT	C
12-NOV-19	3705-2019	DEMO	C

Valuation

Appraised Land: 346,000
 Appraised Building: 772,300
 Appraised Total: 1,118,300
 Deferred: 0
 Exempts/Excluded: 0
 Assessed Real: 1,118,300
 Total Assessed: 1,118,300

Owner

Account Number: 164099
 Name: SFT HOLDINGS LLC
 Name 2:
 Own %: 100
 Mailing Address: PO BOX 2323
 SANFORD NC 27331

Linked Sale [1548/248](#)

Legal

Physical Address: 3308 LEE AVE
 Legal Description 1: "PLANT 2 DB413/88"
 Plat Cabinet/Slide: /

Description

NBHD Code / Name: 800 : Lee Avenue
 Class: C1 : COMMERCIAL
 Land Use: IND : INDUSTRIAL
 Zoning: LI
 Living Units:
 Deeded Acres: 3.31
 Calculated Acres: 3.31

Field Notes

Note:	Number:
ADJ LAND ACCOR TO ZONING- 2011	2
AC CHG FROM 3.24 TO 3.31	1

Recorded Transaction

Date	Book	Page	Instrument	Sale Price	Validity Code
28-OCT-19	1548	248	SW - SPECIAL WARRANTY	650,000	0
14-NOV-12	1300	842	GW - GENERAL WARRANTY	575,000	0
16-MAR-04	906	391	GW - GENERAL WARRANTY	1,100,000	1
08-JUN-98	906	383	CM - CORPORATE MERGER		
29-FEB-88	413	88	-	600,000	8

Summary Totals

Total Value:	Total Acres	/ SF	\$ / Acre	\$ / Unit	Deeded Acres
\$RO/TOTAL_LAND_VALUE	\$RO/TOTAL_ACRES	\$RO/DSQFT	\$RO/DACRE	\$RO/DUNIT	\$RO/LEGDAT_ACRES

Commercial Buildings

Card	Structure Code	Effective Year	Year Built	Units	Area	RCNLD	Who	When
1	401 : 401		1973		30,000	752,940	SHOLDEN	12-AUG-20

Commercial Buildings

Card #: 1
Building Number: 3308
Year Built: 1973
Effective Year:
Structure Code: 401 : 401
Grade: B : B
Units:
Identical Units:

Covered Parking:
Uncovered Parking:
Improvement Name: PATRIOT PERFORMANCE MATERIALS
Improvement Value:
Other Improvements:
Exempt %: %
Exempt Value: 0
Notes:

Picture:
Override DPR Tble:
CDU: :
Investment Rating: 3 : AVERAGE
Reason for Change: :
Market Adjustment:
Market Reason: :

Pricing Ladder: RCN 1,505,020
Pricing Ladder: RCNLD 752,940
% Good: 50.03%
Cost Value: 752,940
% Complete: 100%

Interior/Exterior Details Summary

Card #	Line #	Use Code	Description	From	To	Sq Ft	Who	When
1	1	043	MANUFACTURING	01	01	26,400	SHOLDEN	12-AUG-20
1	2	053	OFFICES	01	01	3,600	SHOLDEN	12-AUG-20

CLT Exterior

1 of 2

Card #: 1
Line Number: 1
Section: 01
From Floor: 01
To Floor: 01
Year Built: 1973
Effective Year:
Length:
Width:
Area: 26,400

Use Type: 043
Wall Height: 20
Exterior Wall: 01 : 01
Construction: 1 : WOOD FRAME/JOIST/BEAM
Perimeter: 680

Interior

1 of 2

Finish: 100%
Partitions: 2 : NORMAL
Heat: 2 : NORMAL
Heat System: :
Air: 1 : CENTRAL

Plumbing: 2 : NORMAL
 Light: 3 : NORMAL
 Physical Condition: A : A
 Functional: G : G

Values 1 of 2

Other Features: 113,210
 RCN: 1,136,900
 S.F Rate: 30
 Depr Tble: 40
 % Good: %
 % Complete: 100%
 Final Cost Value: 454,760
 RENT %: %
 Functional Depreciation:
 Reason:
 Economic Depreciation:
 Reason:

Summary of All Other Features Summary

Card	Line Number	Code	Structure:	Int/Ext Line	Length	Width	Elevator Stops	Identical Units	Value	Who	When
1	1	CP6	CANOPY, AVE + SLAB	1	240	1		1	3,580	SHOLDEN	12-AUG-20
1	2	CP6	CANOPY, AVE + SLAB	1	96	1		1	1,430	SHOLDEN	12-AUG-20
1	3	ST1	STOOP-MASONRY	1	7	9		1	1,280	EOY ROLL	11-MAR-20
1	4	SS1	SPRINKLERS WET	1		26,400		1	106,920	SHOLDEN	12-AUG-20
1	5	SS1	SPRINKLERS WET	2		2,600		1	10,530	SHOLDEN	12-AUG-20

Summary of All Other Features 1 of 5

Card #: 1
 Line #: 1
 Int/Ext Line: 1
 Structure Code: CP6 : CANOPY, AVE + SLAB
 Dimensions: 240 x 1
 Identical Units: 1
 # of Stops:
 Price: 3,580
 +/-:
 Rec Type: R

OBY

Card	Line	Code	Year Built	Grade	Sq. Ft.	ADJRCNLD	Who	When
1	1	PC1 : PAVING CONCRETE AVERAGE	1973	C	6,524	11200	EOY ROLL	11-MAR-20
1	2	PA1 : PAVING ASPHALT PARKING LIGHT	1973	C	4,020	3500	EOY ROLL	11-MAR-20
1	3	FC6 : CHAINLINK FENCE 6 FT	1973	C	270	1300	EOY ROLL	11-MAR-20
1	4	CP8 : CANOPY RF-AVERAGE-COMM	1973	C	512	3400	EOY ROLL	11-MAR-20

OBY Details 1 of 4

Card #: 1
 Line #: 1
 Code: PC1 : PAVING CONCRETE AVERAGE
 Year Built: 1973
 Effective Year:

 Width:
 Length:
 Area: 6,524
 Height:
 Cubic Ft:

 Units: 1
 Grade: C : C
 Condition: A : AVERAGE
 Function: A : AVERAGE (NORMAL)
 % Complete: 100%
 % Good: %

 Functional: :
 Economic: :

 Mod Codes: :
 :
 :

:
 Loc Mult: 1
 Cur Mult: 1

 Rate: 5
 Override Rate:
 RCN: 31,970
 (Tble): 35
 Adjusted Factor: 1
 RCNLD: 11,200
 Override RCNLD:
 Adjusted RCNLD: 11,200
 Location/Notes:

Real Values

Land Value: 346,000
 Building Value: 772,300
 Appraised Real Value: 1,118,300
 Total Appraised Value 1,118,300

Property Class: C1 : COMMERCIAL
 Reason Code: NC : NEW CONSTRUCTION
 LUC: IND : INDUSTRIAL

Exemptions and Exclusions

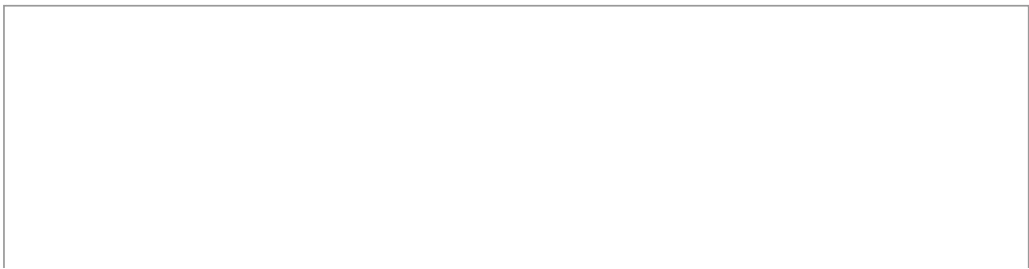
Deferred Value: 0
 Senior / Disabled: 0
 Veteran: 0
 Historic: 0
 100% E Class Ex: 0
 Partial E Class Ex: 0
 Total Exempt/Excluded/Deferred: 0

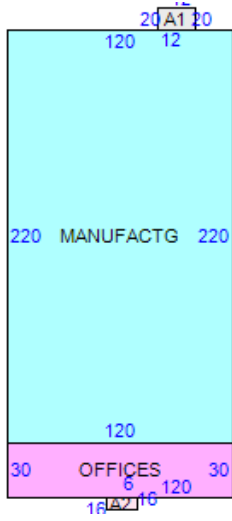
Assessed Valuation

Total Appraised Value (Real and Personal): 1,118,300
 Total Exempt/Excluded/Deferred: 0
 Total Assessed (Taxable): 1,118,300

Real Estate Value History

Tax Year	Cost/Ovr	Appr Land	Appr Bldg	Appraised Total	Deferred Land	Historic	Exempt	SR Exclusion	Vet Exclusion	Taxable Total
2021	COST	346,000	772,300	1,118,300	0	0		0	0	1,118,300
2020	COST	346,000	470,600	816,600	0	0		0	0	816,600
2019	COST	346,000	470,600	816,600	0	0		0	0	816,600
2018	COST	173,000	393,300	566,300	0	0		0	0	566,300
2017	COST	173,000	393,300	566,300	0	0		0	0	566,300
2016	COST	173,000	393,300	566,300	0	0		0	0	566,300
2015	COST	173,000	393,300	566,300	0	0		0	0	566,300
2014	COST	173,000	393,300	566,300	0	0		0	0	566,300
2013	COST	173,000	393,300	566,300	0	0		0	0	566,300
2012	OVR	106,200	380,300	486,500	0	0				486,500
2011	OVR	106,200	380,300	486,500	0	0				486,500
2010	COST	106,200	380,300	486,500	0	0				486,500
2009	COST	106,200	380,300	486,500	0	0				486,500
2008	COST	106,200	380,300	486,500	0	0				486,500
2007	COST	106,200	380,300	486,500	0	0				486,500
2006	COST	106,200	412,000	518,200	0	0				518,200
2005	COST	106,200	412,000	518,200	0	0				518,200
2004	COST	104,800	412,000	516,800	0	0				516,800
2003	COST	104,800	412,000	516,800	0	0				516,800
2002	OVR	48,600	442,800	491,400	0	0				491,400
2001	OVR	48,600	442,800	491,400	0	0				491,400





Item	Area
MANUFACTG - 043:MANUFACTURING	26400
CPY+SLAB - CP6:CANOPY, AVE + SLAB	240
PAVING CON - PC1:PAVING CONCRETE AVERAGE	6524
OFFICES - 053:OFFICES	3600
CPY+SLAB - CP6:CANOPY, AVE + SLAB	96
PAVING ASP - PA1:PAVING ASPHALT PARKING LIGHT	4020
CLFENCE 6 - FC6:CHAINLINK FENCE 6 FT	270
STP - ST1:STOOP-MASONRY	63
SPK WET - SS1:SPRINKLERS WET	
CANOPY AVE - CP8:CANOPY RF-AVERAGE-COMM	512
SPK WET - SS1:SPRINKLERS WET	