COMM SE COR OF SEC, RUN W 617.23
US-41, RUN N 31 DEG W 430.98 FT
ST, W 754 FT FOR POB, CONT W 141

MORRIS BRADLEY
39562 HIGHWAY 58
LA CROSSE, VA 23950

**2025**

**02-3S-16-01946-032**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 2316.0200 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 9,750 |
| TOTAL MARKET VALUE | 9,750 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 9,750 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 9,750 |
| TOTAL JUST VALUE | 9,750 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 9,750 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

| BLD DATE | | LGL DATE | |
|---|---|---|---|
| XF DATE | | LAND DATE | 05/03/2022 MLU |
| INC DATE | | AG DATE | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1543/2644 | 6/27/2025 | WD | U | I | 12 | 40,000 |
| GRANTOR: NATIONSTAR MORTGAGE L | | | | | | |
| GRANTEE: MORRIS BRADLEY | | | | | | |
| 1524/2289 | 9/23/2024 | CT | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: NATIONSTAR MORTGAGE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0000 | C | VAC RES | 0 | | RSF/MH | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 0.75 | 13,000.00 | 9,750.00 | 9,750 | | | | | | | |

REVIEW DATE 05/08/2023 BY JB Total Acres: 1.00 Total Land Value: 9,750 Market: 0 Agricultural: 0 Common: 9,750 PRINTED 08/19/2025 BY SYS