15 AC OFF N SIDE OF NW1/4 OF SW1
844-1252, PB 98-33-CP 854-439 TH

SHAW BERSHAN & COOPER STEWART
& SHAW JERRO JR, 12312 OAK CREEK LN APT 904
FAIRFAX, VA 22033-4215

2026

05-5S-17-09121-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5517.00	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

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	135,000
TOTAL MARKET VALUE	5,025
SOH/AGL Deduction	0
ASSESSED VALUE	5,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	5,025
TOTAL JUST VALUE	135,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0931/2794	1/06/2001	PR	Q	V	01	100
GRANTOR: ESTATE OF BERNICE SHA						
GRANTEE: BERSHAN & JERRO SHA						
0923/0077	1/06/2001	PR	Q	V	01	100
GRANTOR: ESTATE OF BERNICE SHA						
GRANTEE: BERSHAN & JERRO SHA						

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	280.00	280.00	2,800							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	15.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	135,000							

REVIEW DATE 04/08/2025 BY MLU Total Acres: 15.00 Total Land Value: 5,025 Market: 135,000 Agricultural: 5,025 Common: 0 PRINTED 09/19/2025 BY SYS