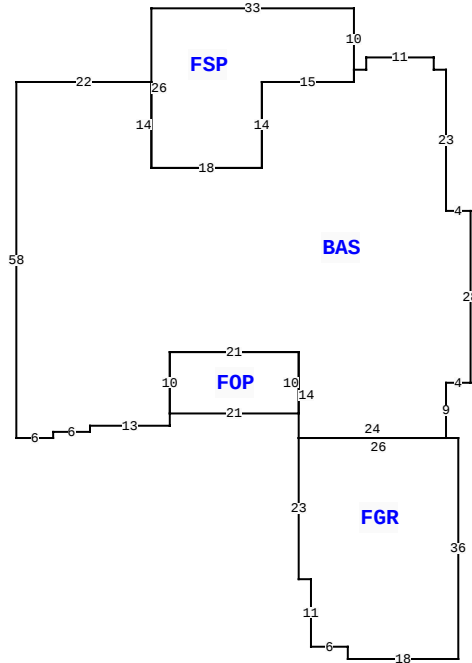
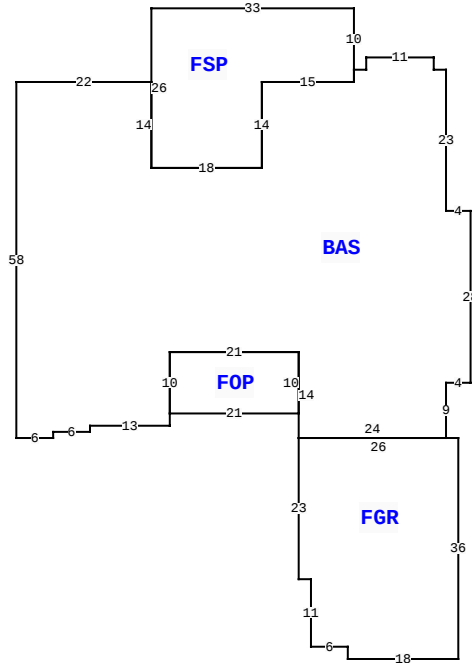


WOLFSON DIANNA/LEVELLE MATTHEW ALEXANDER
1619 POWHATAN ST
NORFOLK, VA 23511

2026



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	32	HARDIE BRD	100	0100	01	4,462	132.8628	148.81	663,990	2018	2018	0	0	0	7.00	93.00	VALUATION BY					STANDARD											
Roof Structure	08	IRREGULAR	100	1 SINGLE FAM 0% - 2022										Heated Area: 3646					HX Base Yr					Tax Group: 3					Tax Dist:				
Roof Cover	03	COMP SHNGL	100											BUILDING MARKET VALUE					617,511														
Interior Wall	05	DRYWALL	100											TOTAL MARKET OB/XF VALUE					104,331														
Interior Floor	12	HARDWOOD	80											TOTAL LAND VALUE - MARKET					140,000														
Interior Floor	14	CARPET	20											TOTAL MARKET VALUE					861,842														
Air Condition	03	CENTRAL	100											SOH/AGL Deduction					0														
Heating Type	04	AIR DUCTED	100											ASSESSED VALUE					861,842														
Bedrooms		4 100												TOTAL EXEMPTION VALUE					0														
Bathrooms		3 100												BASE TAXABLE VALUE					861,842														
Bathrooms														TOTAL JUST VALUE					861,842														
Frame	02	WOOD FRAME	100											NCON VALUE					0														
Stories	1.	1. 100		INCOME VALUE																													
Architectural	05	CONV	100	PREVIOUS YEAR MKT VALUE					871,385																								
Units	0	100																															
Condition Adj	04	04 100																															
Quality			07 07																														
DOR CODE			0100 SINGLE FAMILY																														
MAP NUM			MKT AREA																02														
NEIGHBORHOOD/LOC			18517.010 1.00/																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR																TOT ADJ AREA	SUBAREA MARKET VALUE													
BAS	3,646	100																	3,646	504,582													
FGR	898	55																	494	68,366													
FOP	210	30																	63	8,719													
FSP	648	40		259	35,844																												
TOTALS			5,402		4,462	617,511																											
EXTRA FEATURES										3545 SW CUSTOM MADE CIR, LAKE CITY																							
L N	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	0166	CONC, PAVMT	0	0	30	31		930.00	UT 2.00		2.00	100	2018	2018	3	100	1,860																
2	0280	POOL R/CON	0	0	15	30		450.00	UT 105.00		105.00	100	2018	2018	3	86	40,635																
3	0282	POOL ENCL	0	0	33	40		1,320.00	UT 22.50		22.50	100	2018	2018	3	60	17,820																
4	0166	CONC, PAVMT	0	0	12	14		168.00	UT 2.00		2.00	100	2017	2017	3	100	336																
5	0166	CONC, PAVMT	0	0	8	80		640.00	UT 2.00		2.00	100	2017	2017	3	100	1,280																
6	0166	CONC, PAVMT	0	0	4	260		1,040.00	UT 2.00		2.00	100	2018	2018	3	100	2,080																
7	0327	STABLES-SM	0	0	48	42		2,016.00	UT 20.00		20.00	100	2022	2021		100	40,320																
LAND DESCRIPTION										TOTAL OB/XF										104,331													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	0100	C	SFR	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000																