

LOT 20 FAIRWAY VIEW UNIT 4.
681-488, 847-1705, 922-1365, WD

SELF THOMAS BENJAMIN JASON/SELF CHRISTINA FAITH
5212 FREDERICKSBURG TURNPIKE
WOODFORD, VA 22580

2026

26-3S-16-02308-097

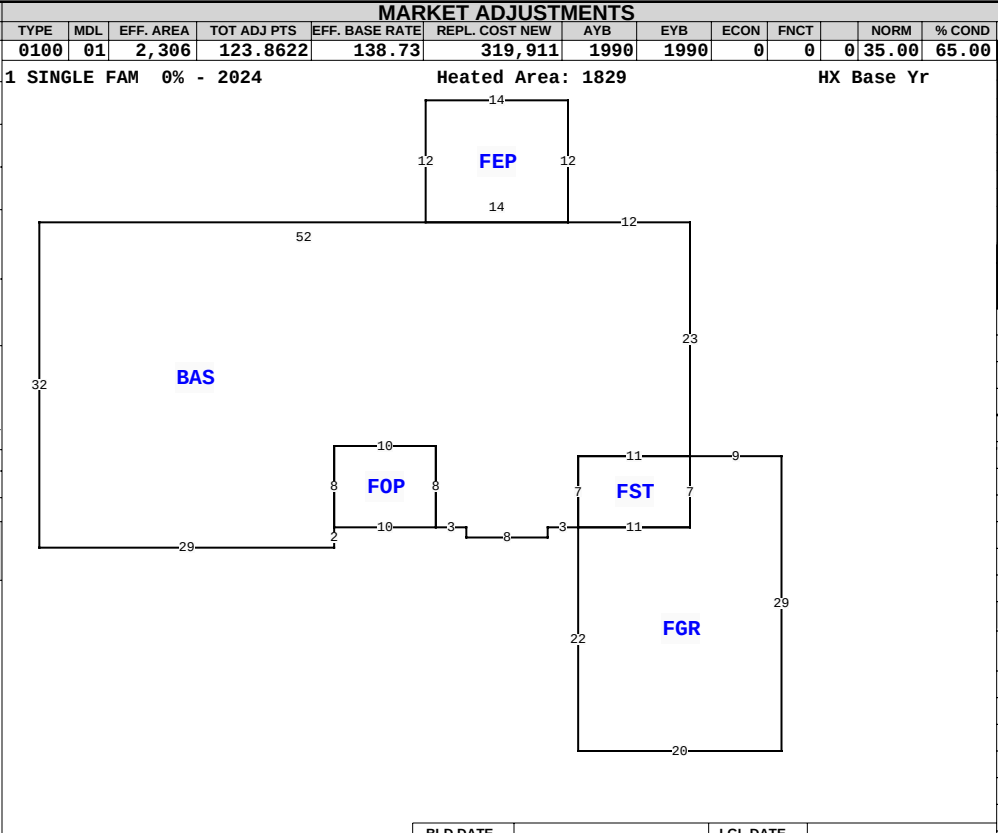
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.030 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100		1,829	164,929
FEP	168	80		134	12,084
FGR	503	55		277	24,978
FOP	80	30		24	2,165
FST	77	55		42	3,788
TOTALS	2,657			2,306	207,942

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0080	DECKING	0	0	12	16	192.00	UT	5.00
3	0282	POOL ENCL	0	0	22	30	660.00	UT	15.00
4	0280	POOL R/CON	0	0	10	20	200.00	UT	70.00
5	0294	SHED WOOD/	0	0	10	16	160.00	UT	7.50
6	0169	FENCE/WOOD	0	0	0	0	384.00	UT	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		00	0.00	0.00	1.00



1075 NW FRONTIER DR, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		207,942	
TOTAL MARKET OB/XF VALUE		15,160	
TOTAL LAND VALUE - MARKET		21,000	
TOTAL MARKET VALUE		244,102	
SOH/AGL Deduction		0	
ASSESSED VALUE		244,102	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		244,102	
TOTAL JUST VALUE		244,102	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		247,301	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32512	MAINT/ALTR	40	12/04/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/393	8/28/2025	WD	Q	I	01	310,000
GRANTOR: MCCRANIE GINGER LEIGH						
GRANTEE: SELF THOMAS BENJAMI						
1483/1139	1/24/2023	LE	U	I	14	100
GRANTOR: BONILLA JEANETTE T						
GRANTEE: MCCRAINE GINGER LEI						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W12 FEP= N12 W14 S12 E14\$ W52 S32 E29 N2 FOP= E10N8 W10 S8 \$ N8 E10 S8 E3 S1 E8N1 E3 FST= E11 N7 W11 S7\$ N7E11 FGR= S7 W11 S22 E20 N29 W9\$N23\$.									