

LOT 13 SHADOW WOOD S/D UNIT 2.
756-1532, 806-872, 930-539, 951-

GLEASON WILLIAM/GLEASON ROBYN
16 OX RD
WAYNESBORO, VA 22980

2026

27-6S-17-09784-113

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	27617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	48,066
TOTALS	1,728			1,728	48,066

MARKET ADJUSTMENTS

2 MOBILE HME 100% - 2009

Heated Area: 1728

HX Base Yr 2009

BAS

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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		48,066
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		106,266
SOH/AGL Deduction		35,210
ASSESSED VALUE		71,056
TOTAL EXEMPTION VALUE	HX HB	46,056
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,266

PRMT:1:1: M/H POLE			
BLDG:1:1: KINGS WOOD MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19442	PUMP/UTPOL	50	04/17/2002
12432	M H	125	04/21/1997
7114	PUMP/UTPOL	25	05/04/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1163/1563	12/05/2008	QC	Q	I	01	34,150
GRANTOR:WILLIAM & ROBYN GLEAS						
GRANTEE:WILLIAM & ROBYN GLE						
1019/1795	6/25/2004	WD	Q	I		80,000
GRANTOR:SCOTT DUNCAN						
GRANTEE:WILLIAM & ROBYN GLE						

TOTALS		1,728				1,728		48,066		325 SE LOXLEY GLN, LAKE CITY					XF DATE				LAND DATE		05/14/2024		MLU	
															INC DATE				AG DATE					
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	0040	BARN,POLE		0	100	34	20	1.00		UT	0.00		0.00		100	1995	1995		3	100	500			
2	0296	SHED METAL		0	100	0	0	1.00		UT	0.00		0.00		100	2013	2013		3	100	600			
3	9945	Well/Sept		0	100	0	0	1.00		UT	7,000.00		7,000.00		100				3	100	7,000			

LAND DESCRIPTION										TOTAL OB/XF										8,100									
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	0200	C	MBL HM	100		00	0.00	0.00	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100												