

LOT 2 OAK HAMLET S/D.
836-145, WD 1009-2692, WD 1036-1

CAREY JOHN J SR/CAREY BRENDA L
22 SNOWBIRD LN
STAFFORD, VA 22554

2026

28-3S-16-02365-102

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	13	LAM/VNPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.070 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,325	100
FOP	75	30
TOTALS	1,400	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,347	124.6000	139.55	187,974	2004	2004	0	0	0	21.00	79.00	
1 SINGLE FAM 0% - 2022 Heated Area: 1325 HX Base Yr													
BAS FOP													
TOTALS 1,400 1,347 148,499													

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100		1,325	146,074
FOP	75	30		22	2,425
TOTALS	1,400			1,347	148,499

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0166	CONC, PAVMT	0	0	0	960.00	UT	2.00	2.00	100	2004	2004	3
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00

186 NW BATTLE HILL LN, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										04/21/2023		MLU	

TOTAL OB/XF												3,920					
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL						
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00							
Total Acres: 0.50												Total Land Value: 18,500		Market: 0		Agricultural: 0	