LOT 12 BLOCK 3 CAROLYN HEIGHTS S

287-533, 298-170, 745-1534, 752-

LAKE CITY DERBY TER 136 LLC
P O BOX 100700
ARLINGTON, VA 22201

2026

28-3S-17-05739-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

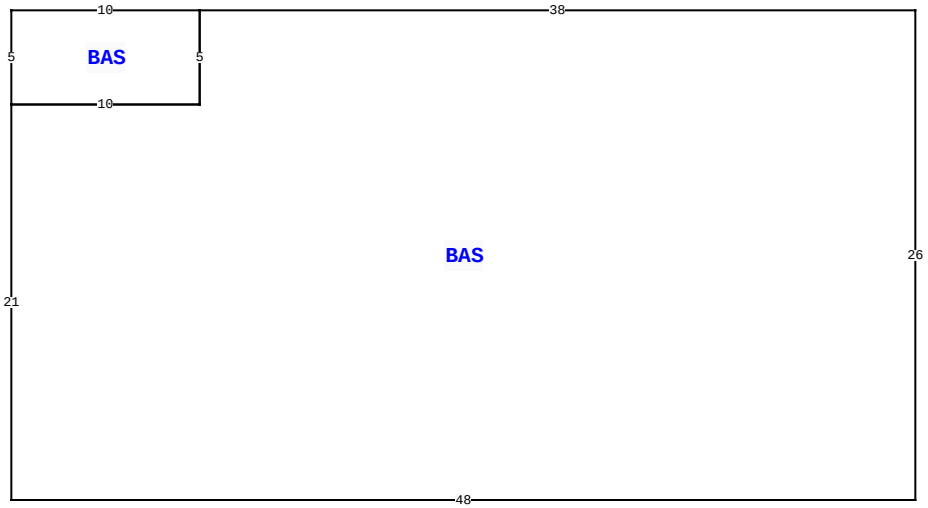
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	50	100		50	5,293
BAS	1,198	100		1,198	126,826
TOTALS	1,248			1,248	132,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,248	130.2540	145.88	182,058	1965	2008	10	0	0	17.43	72.57

1 SINGLE FAM 0% - 2022 Heated Area: 1248 HX Base Yr



136 NE DERBY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	132,119
TOTAL MARKET OB/XF VALUE	70
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	140,589
SOH/AGL Deduction	0
ASSESSED VALUE	140,589
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,589
TOTAL JUST VALUE	140,589
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/470	12/17/2021	WD	U	I	11	0
GRANTOR: JANSEN BERNARD J						
GRANTEE: LAKE CITY DERBY TER						
1442/1366	7/14/2021	WD	Q	I	01	145,000
GRANTOR: BRICHE PROPERTIES LLC						
GRANTEE: JANSEN BERNARD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W38 S5 W10 S21 E48 N26 $
BAS=[ORIG=-38,0] W10 S5 E10 N5 $
.

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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	70	

LAND DESCRIPTION

TOTAL OB/XF 70

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	0100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 09/17/2015 BY DF Total Acres: 0.21 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/10/2025 BY SYS