LOT 12 EASTSIDE VILLAGE S/D.
ORB 648-780, LIFE ESTATE 920-175

DEAN JOHN Y
P O BOX 2931
WISE, VA 24293

2026

34-3S-17-07018-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

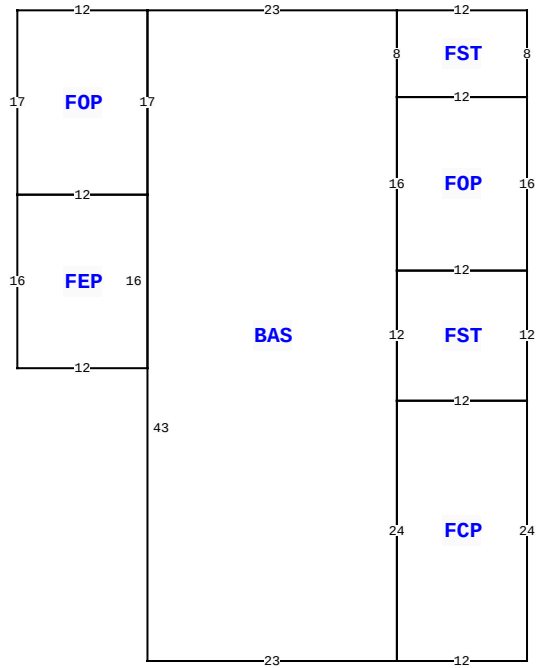
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	01	MINIMUM 20
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100		1,380	83,331
FCP	288	25		72	4,348
FEP	192	85		163	9,843
FOP	192	35		67	4,046
FOP	204	35		71	4,287
FST	96	55		53	3,200
FST	144	55		79	4,770
TOTALS	2,496			1,885	113,825

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,885	116.8000	109.79	206,954	1986	1995	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1380 HX Base Yr



288 SE PEARL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	113,825
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	138,425
SOH/AGL Deduction	34,048
ASSESSED VALUE	104,377
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,377
TOTAL JUST VALUE	138,425
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,425

XFOB:1:1: DUTCHMANOR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1287/0896	1/06/2015	QC	U	I	11	100
GRANTOR: RUBY J DALE						
GRANTEE: JOHN Y DEAN						
1251/0775	3/14/2013	WD	Q	I	01	65,000
GRANTOR: WILLIAM M & NANCY R P						
GRANTEE: RUBY J DALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FOP= W12 S17 E12 N17$ S17 FEP= W12 S16 E12 N16$ S43 E23 FCP= E12 N24W12 S24$ N24 FST= E12 N12 W12S12$ N12 FOP= E12 N16 W12 S16$ N16 FST= E12 N8 W12 S8$ N8$.

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	10	30	300.00	UT	3.00	3.00	100	0	0	3	100	900	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/08/2017 BY DF Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/11/2025 BY SYS