LOT 2 SOUTHWOOD ACRES S/D UNIT 3
628-410 & WD 1271-762, WD 1459-2

BROWN MARK E/BROWN PAPHADA
7350 MALLORY CIR
ALEXANDRIA, VA 22315

2026

36-4S-16-03373-002

COLUMBIA COUNTY PROPERTY

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	05	05

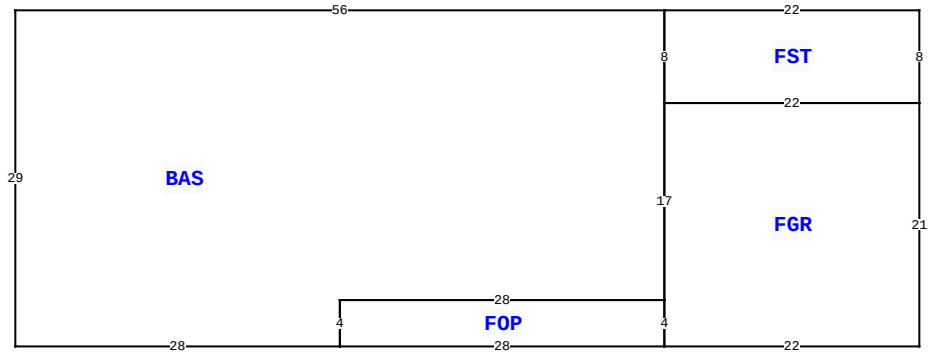
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	36416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	147,839
FGR	462	55		254	24,836
FOP	112	30		34	3,325
FST	176	55		97	9,485
TOTALS	2,262			1,897	185,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,897	116.4000	130.37	247,312	1973	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2023 Heated Area: 1512 HX Base Yr



279 SW HAMLET CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	185,484
TOTAL MARKET OB/XF VALUE	19,999
TOTAL LAND VALUE - MARKET	41,580
TOTAL MARKET VALUE	247,063
SOH/AGL Deduction	0
ASSESSED VALUE	247,063
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,063
TOTAL JUST VALUE	247,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	249,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/203	2/08/2022	WD	Q	I	01	250,000
GRANTOR: FJDP LLC						
GRANTEE: BROWN MARK E						
1271/0762	3/17/2014	WD	U	I	38	96,000
GRANTOR: GREGORY P LIENEMANN &						
GRANTEE: FJDP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S29 E28 FOP= E28 N4W28 S4$ N4 E28 FGR= S4 E22 N21 W22S17$ N17 FST= E22 N8 W22 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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
4	0166	CONC,PAVMT	0	0	0	0	450.00	UT	2.25	2.25	100	2009	2009	3	100	1,013	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 19,999

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		A-1	0.00	0.00	2.31	AC		1.00	1.00	1.00	18,000.00	18,000.00	41,580							

REVIEW DATE 08/06/2019 BY BC Total Acres: 2.31 Total Land Value: 41,580 Market: 0 Agricultural: 0 Common: 41,580 PRINTED 09/29/2025 BY SYS