LOT 19 SEC 1 THREE RIVERS ESTATE
754-2009,2010, 777-2364, 778-150

496 SW RIVERSIDE, LLC
7405 PINEHURT PKWY
CHEVY CHASE, MD 20815

2026

00-00-00-00536-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
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 02

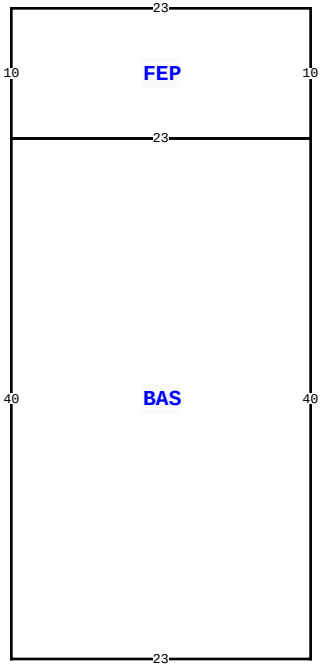
NEIGHBORHOOD/LOC 100000.01 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	53,288
FEP	230	80		184	10,657
TOTALS	1,150			1,104	63,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,104	79.5600	89.11	98,377	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 920 HX Base Yr



496 SW RIVERSIDE AVE, FORT WHITE

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	63,945
TOTAL MARKET OB/XF VALUE	1,160
TOTAL LAND VALUE - MARKET	120,000
TOTAL MARKET VALUE	185,105
SOH/AGL Deduction	0
ASSESSED VALUE	185,105
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	185,105
TOTAL JUST VALUE	185,105
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	185,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1526/1552	10/31/2024	QC	U	I	11	0
GRANTOR: TANNENBAUM BARBARA DA						
GRANTEE: 496 SW RIVERSIDE, L						
0778/1504	8/13/1993	WD	Q	I	01	100
GRANTOR: HENRY DAVID EPSTEIN &						
GRANTEE: HENRY DAVID EPSTEIN						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N10 W23 S10 E23$ BAS= W23 S40 E23 N40$.

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	0040	BARN,POLE	0	0	10	14	140.00	UT	4.00	4.00	100	1993	1993	3	100	560	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,160

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	0132	C	SFR RIVER	0		A-1	100.00	535.00	100.00	FF		1.00	1.00	1.00	1,200.00	1,200.00	120,000							

REVIEW DATE 03/03/2016 BY DF Total Acres: 1.23 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 06/09/2026 BY SYS