LOT 3 BLOCK 2 QUAIL HEIGHTS S/D.
764-930, 768-1584, FJ 1181-986,

CASTILLO ARELIS
8663 POINT OF WOODS DR
MANASSAS, VA 20110

2027

01-4S-16-02710-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 06

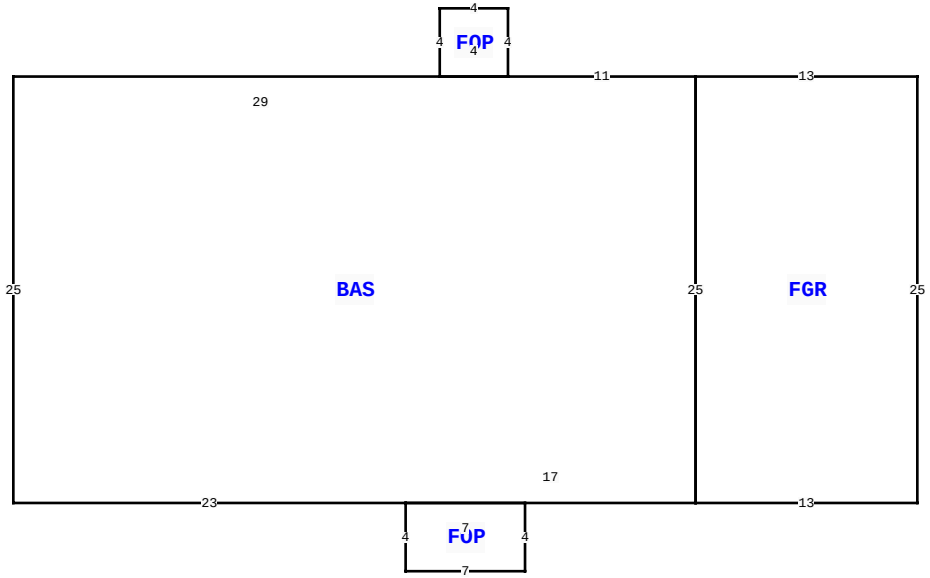
NEIGHBORHOOD/LOC 1416.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	100,409
FGR	325	55		179	17,973
FOP	16	30		5	502
FOP	28	30		8	803
TOTALS	1,369			1,192	119,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,192	134.2320	147.66	176,011	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 0% - 0 Heated Area: 1000 HX Base Yr



1879 SW JUDY GLN, LAKE CITY

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

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	468.00	UT	1.40	1.40	100	0	0	3	100	655	
2	0294	SHED WOOD/	0	0	14	16	224.00	UT	7.50	7.50	75	1993	1993	3	75	1,260	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	119,687
TOTAL MARKET OB/XF VALUE	2,715
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	140,902
SOH/AGL Deduction	0
ASSESSED VALUE	140,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	140,902
TOTAL JUST VALUE	140,902
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
090	SFR	265,000	12/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/885	6/17/2026	WD	Q	I	01	185,000
GRANTOR: HARRIS JOAN D						
GRANTEE: CASTILLO ARELIS						
1273/1444	11/14/2013	QC	U	I	11	100
GRANTOR: JOAN D HARRIS (RESER						
GRANTEE: JERMAINE A & JERROD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N4 W4 S4 E4$ W29 S25 E23 FOP= S4E7N4 W7$ E17
FGR= E13 N25 W13 S25$ N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,715

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/20/2026 BY TP Total Acres: 0.27 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS