COMM SE COR OF SEC, RUN W 617.23
US-41, NW ALONG R/W 430.98 FT, W
CONT W 141 FT, N 309.54 FT, E 14

MORRIS BRADLEY
39562 HIGHWAY 58
LA CROSSE, VA 23950

2027

02-3S-16-01946-031

BUILDING CHARACTERISTICS

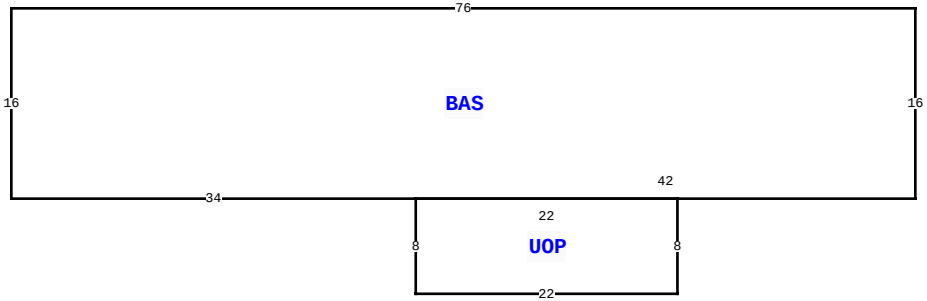
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	2316.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	31,577
UOP	176	25		44	1,142
TOTALS	1,392			1,260	32,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,260	108.2050	64.92	81,799	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1216 HX Base Yr



253 NW FLAMINGO GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2022 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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	400	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,720
TOTAL MARKET OB/XF VALUE	7,400
TOTAL LAND VALUE - MARKET	9,750
TOTAL MARKET VALUE	49,870
SOH/AGL Deduction	0
ASSESSED VALUE	49,870
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,870
TOTAL JUST VALUE	49,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,870

SALE:1:1: SALE INCL RE# 01946-032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053705	Electrical Servic		07/29/2025
12749	M H	125	07/09/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/2644	6/27/2025	WD	U	I	12	40,000
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: MORRIS BRADLEY						
1524/2289	9/23/2024	CT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: NATIONSTAR MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E34 UOP= S8 E22 N8 W22$ E42 N16$.

LAND DESCRIPTION

TOTAL OB/XF 7,400

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	141.00	310.00	1.00	AC		1.00	1.00	0.75	13,000.00	9,750.00	9,750							

REVIEW DATE 10/15/2025 BY TP Total Acres: 1.00 Total Land Value: 9,750 Market: 0 Agricultural: 0 Common: 9,750 PRINTED 11/16/2026 BY SYS