LOT 10 SHERWOOD FOREST S/D UNIT
679-172, 688-641, 741-1530, 792-

WALKER JOHNNIE SPECIAL NEEDS TRUST UWD FEBRUARY 27
45468 BAGGETT TER
STERLING, VA 20166

2027

10-7S-17-09973-010

BUILDING CHARACTERISTICS

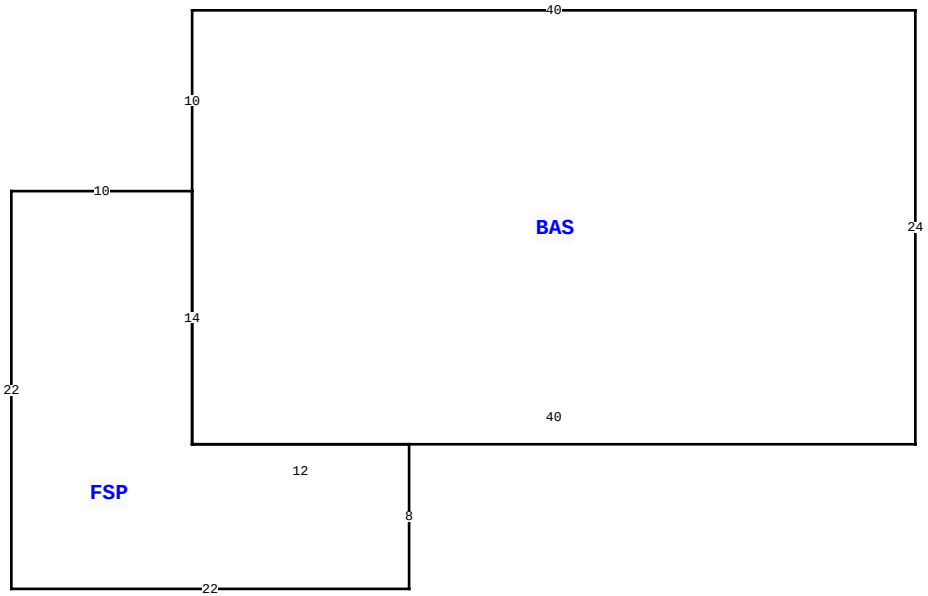
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10717.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	56,913
FSP	316	40		126	7,470
TOTALS	1,276			1,086	64,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,086	115.9000	107.79	117,060	1986	1986	0	0	0	45.00	55.00

1 MANUF 1 0% - 2023 Heated Area: 960 HX Base Yr



257 SE MAID MARION LN, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	600	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	400	
5	0210	GARAGE U	0	0	24	32	1.00	UT	0.00	0.00	100	1999	1999	3	100	12,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	64,383
TOTAL MARKET OB/XF VALUE	20,500
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	106,883
SOH/AGL Deduction	0
ASSESSED VALUE	106,883
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,883
TOTAL JUST VALUE	106,883
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14970	REMODEL	50	01/25/1999
8596	M H	125	07/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/28	8/08/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: WALKER JOHNNIE SPEC						
0814/1896	12/08/1995	WD	Q	I		32,500
GRANTOR: ERIC & TARA MARSHALL						
GRANTEE: RICHARD & GLORIA MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S10 FSP= W10 S22 E22 N8 W12 N14$ S14 E40 N24$. E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 20,500

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	0102	C	SFR/MH	0		A-1	222.00	196.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 11/28/2017 BY BC Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS