LOT 3 MEADOW VISTA S/D.

ORB 803-1448,824-702,824-1874, 8

ROBERTS RANDALL S/ROBERTS PEGGY
2021 DOVE VIEW DR
VIRGINIA BEACH, VA 23464

2027

16-4S-16-03025-103

BUILDING CHARACTERISTICS

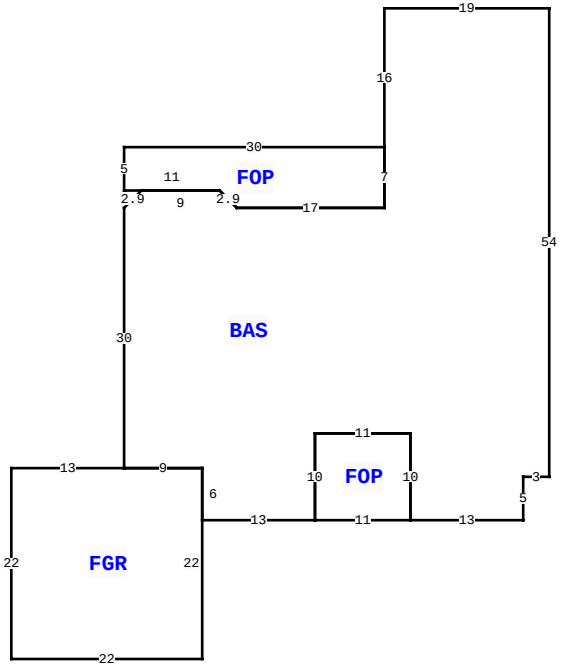
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		16416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,044	100		2,044	176,345
FGR	484	55		266	22,949
FOP	110	30		33	2,847
FOP	186	30		56	4,831
TOTALS	2,824			2,399	206,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,399	120.6612	132.73	318,419	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2044 HX Base Yr



167 SW FANTASY GLN, LAKE CITY

BLD DATE	11/10/1998 DC	LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,972
TOTAL MARKET OB/XF VALUE	21,202
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	246,674
SOH/AGL Deduction	0
ASSESSED VALUE	246,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	246,674
TOTAL JUST VALUE	246,674
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,433

XFOB:4:1: AROUND POOL

SALE:1:1: LOT 3 MEADOW VISTA (1.00 AC)

LAND:1:1: 1.00 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11649	POOL	100	09/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1281/1051	9/08/2014	WD	Q	I	01	160,000
GRANTOR: BARBARA MERRY SUCCESS						
GRANTEE: RANDALL S & PEGGY R						
1180/0951	8/17/2009	WD	Q	I	01	195,000
GRANTOR: BRIAN P & TERESA E CO						
GRANTEE: BARBARA MERRY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S16 FOP= W30 S5 E11 R2 D2 E17 N7$ S7 W17 U2 L2 W9 D2 L2 S30 FGR= W13 S22 E22 N22 W9$ E9 S6 E13 FOP= E11 N10 W11 S10$ N10 E11 S10 E13 N5 E3 N54$.

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	1,748.00	UT	1.50	1.50	100	1996	1996	3	100	2,622	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1996	1996	3	100	1,200	
3	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
4	0166	CONC,PAVMT	0	0	0	0	696.00	UT	1.50	1.50	100	1997	1997	3	100	1,044	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 21,202

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 07/25/2024 BY KS Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/16/2026 BY SYS