ALL THAT PORTION OF CLOSED ST
KNOWN AS COTTONFIELD RD AS
LIES BETWEEN LOT 39 STEPHEN

JOHNSON CASEY/FADNAIS MONJA
7700 MIDWAY PL
LORTON, VA 22079

2027

18-2S-16-01637-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	18216.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	27,500
TOTAL MARKET VALUE	27,500
SOH/AGL Deduction	2,977
ASSESSED VALUE	24,523
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,523
TOTAL JUST VALUE	27,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,500

SALE:3:1: SEE ORB 791-091 (COURT ORDERED)

SALE:2:1: ORB 791-093 FOR $16,200 (COURT ORDERED)

SALE:1:1: SALE INCL RE# 01650/LOW SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1136/2101	11/26/2007	WD	U	V	09	60,000
GRANTOR: LAKE CITY COMMUNITY C						
GRANTEE: CASEY JOHNSON & MON						
1056/0561	8/23/2005	QC	Q	V	01	100
GRANTOR: RISCASAN REALTY INVES						
GRANTEE: LAKE CITY COMMUNITY						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	2.75	AC		1.00	1.00	1.00	10,000.00	10,000.00	27,500							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 2.75 Total Land Value: 27,500 Market: 0 Agricultural: 0 Common: 27,500 PRINTED 11/17/2026 BY SYS