COMM NW COR OF NE1/4, RUN S
943.91 FT TO E'LY R/W I-75, S
19 DEG E ALONG R/W 1466.43 FT

ANDERSON ADAM A
15054 HOLLEYSIDE DR
DUMFRIES, VA 22025-3014

2026

21-5S-17-09308-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NON AG ACREAGE	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21517.00	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

818 SW CHURCHILL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	109,809
TOTAL MARKET VALUE	109,809
SOH/AGL Deduction	32,158
ASSESSED VALUE	77,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,651
TOTAL JUST VALUE	109,809
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1152/1836	6/13/2008	WD	Q	V		95,000
GRANTOR: JULIA L RITZMAN						
GRANTEE: ADAM A ANDERSON						
1036/0595	1/25/2005	WD	Q	V		79,000
GRANTOR: BULLARD MGT SERVICES						
GRANTEE: JULIA L RITZMAN						

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	9900	C	AC NON-AG	0		A-1	0.00	0.00	22.41	AC		1.00	1.00	0.70	7,000.00	4,900.00	109,809							

REVIEW DATE 05/07/2026 BY MLU Total Acres: 22.41 Total Land Value: 109,809 Market: 0 Agricultural: 0 Common: 109,809 PRINTED 05/12/2026 BY SYS