

LOT 5 OAK RIDGE ESTATES S/D UNIT  
617-329, WD 1469-1205

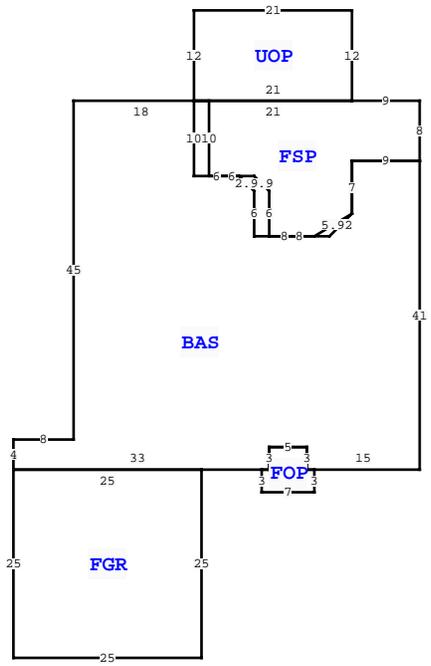
WILLIAMS WAYNE R/CARBALLO ARCADIO TREVINO  
88 HAYES ST  
STAFFORD, VA 22556

**2026**

25-4S-16-03155-005  
VALUATION SUMMARY PAGE 1 of 1

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 31               | VINYL SID     | 90   |
| Exterior Wall            | 19               | COMMON BRK    | 10   |
| Roof Structure           | 08               | IRREGULAR     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floor           | 14               | CARPET        | 90   |
| Interior Floor           | 15               | HARDTILE      | 10   |
| Air Condition            | 03               | CENTRAL       | 100  |
| Heating Type             | 04               | AIR DUCTED    | 100  |
| Bedrooms                 |                  | 3             | 100  |
| Bathrooms                |                  | 2             | 100  |
| Frame                    | 02               | WOOD FRAME    | 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      | 01   |
| NEIGHBORHOOD/LOC         | 25416.030        | 1.00/         |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 1,924            | 100           |      |
| FGR                      | 625              | 55            |      |
| FOP                      | 36               | 30            |      |
| FSP                      | 381              | 40            |      |
| UOP                      | 252              | 20            |      |
| TOTALS                   | 3,218            |               |      |

| MARKET ADJUSTMENTS           |            |           |             |                |                |      |      |      |      |       |        |  |  |
|------------------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE                         | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |  |
| 1                            | SINGLE FAM | 0%        | - 2023      | 129.74         | 321,885        | 1999 | 1999 | 0    | 0    | 31.85 | 68.15  |  |  |
| Heated Area: 1924 HX Base Yr |            |           |             |                |                |      |      |      |      |       |        |  |  |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 2       |
|---------------------------|-----------|-------------|---------|
| VALUATION BY              |           | STANDARD    |         |
| Tax Group: 2              | Tax Dist: |             |         |
| BUILDING MARKET VALUE     |           |             | 219,365 |
| TOTAL MARKET OB/XF VALUE  |           |             | 9,918   |
| TOTAL LAND VALUE - MARKET |           |             | 72,000  |
| TOTAL MARKET VALUE        |           |             | 301,283 |
| SOH/AGL Deduction         |           |             | 0       |
| ASSESSED VALUE            |           |             | 301,283 |
| TOTAL EXEMPTION VALUE     |           |             | 0       |
| BASE TAXABLE VALUE        |           |             | 301,283 |
| TOTAL JUST VALUE          |           |             | 301,283 |
| NCON VALUE                |           |             | 0       |
| INCOME VALUE              |           |             |         |
| PREVIOUS YEAR MKT VALUE   |           |             | 305,210 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 15414      | SFR         | 320 | 04/23/1999 |

| SALES DATA        |           |           |       |       |        |            |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1469/1205         | 5/25/2022 | WD        | Q     | I     | 01     | 405,400    |

GRANTOR: WILLIAMS SALLY M  
GRANTEE: CARBALLO ARCADIO TR

| EXTRA FEATURES |            |             |         |   |    |        |    |          |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|---------|---|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N            | 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              | 0190       | FPLC PF     | 0       | 0 | 0  | 1.00   | UT | 1,200.00 | 1,200.00       | 100       | 1999    | 1999        | 3 | 100    | 1,200           |       |
| 2              | 0166       | CONC, PAVMT | 0       | 0 | 0  | 792.00 | UT | 1.50     | 1.50           | 100       | 1999    | 1999        | 3 | 100    | 1,188           |       |
| 3              | 0210       | GARAGE U    | 0       | 0 | 24 | 960.00 | UT | 7.00     | 7.00           | 100       | 1999    | 1999        | 3 | 100    | 6,720           |       |
| 4              | 0070       | CARPORIT UF | 0       | 0 | 18 | 540.00 | UT | 1.50     | 1.50           | 100       | 2009    | 2009        | 3 | 100    | 810             |       |

| TOTAL OB/XF                |  |  |  |  |  |  |  |  |  |  |  |  |  | 9,918 |
|----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|
| 587 SW RIDGE ST, LAKE CITY |  |  |  |  |  |  |  |  |  |  |  |  |  |       |
|                            |  |  |  |  |  |  |  |  |  |  |  |  |  | MLU   |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W18 S45 W8 S4 FGR= S25 E25 N25 W25\$ E33 FOP= S3 E7 N3 W1 N3 W5 S3 W1\$ E1 N3 E5 S3 E15 N41 FSP= N8 W9 UOP= N12 W21 S12 E21\$ W21 S10 E6 R2 D2 S6 E8 R5 U3 N7 E9\$ W9 S7 D3 L3 W8 N6 U2 L2 W6 N10\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        | TOTAL OB/XF |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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   |     | A-1      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.20        | 60,000.00  | 72,000.00      | 72,000     |                             |      |         |      |     |    |        |