LOT 6 ARROW HEAD ACRES S/D, EX N FT OF N 125 FT OF W 125 FT OF LO

NICHOLS ALESSANDRA/KINAUER CORNELIA
P O BOX 94
EAST CHARLESTON, VT 05833

2027

25-6S-16-03935-006

BUILDING CHARACTERISTICS

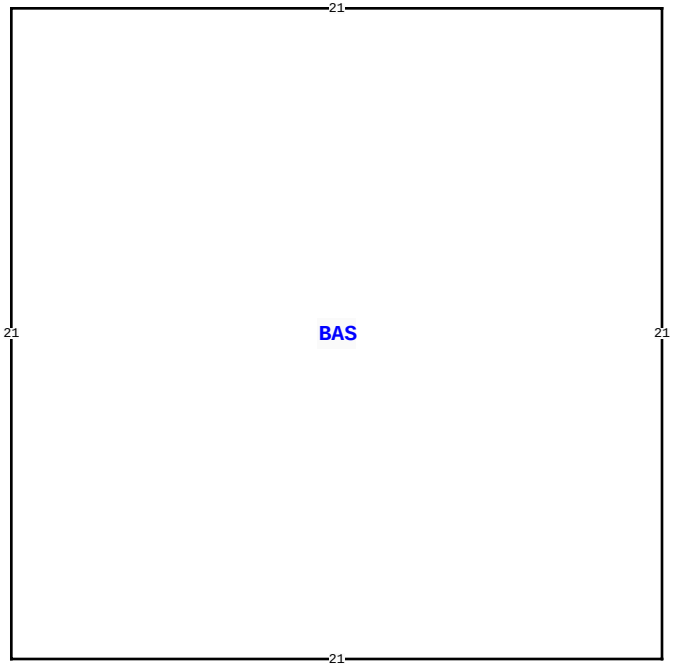
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25616.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	441	100		441	8,824
TOTALS	441			441	8,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	441	33.0720	36.38	16,044	1980	1980	0	0	10	35.00	55.00

2 SINGLE FAM 0% - 0 Heated Area: 441 HX Base Yr



188 SW TOMAHAWK GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	8,824
TOTAL MARKET OB/XF VALUE	8,361
TOTAL LAND VALUE - MARKET	24,856
TOTAL MARKET VALUE	42,041
SOH/AGL Deduction	1,231
ASSESSED VALUE	40,810
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,810
TOTAL JUST VALUE	42,041
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	42,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11587	PUMP/UTPOL	30	08/28/1996
0017	M H	125	08/28/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/0985	6/14/2013	WD	U	I	30	100
GRANTOR: THERESA I CARR						
GRANTEE: THERESA I CARR & ET						
1236/0665	6/07/2012	WD	Q	I	01	25,000
GRANTOR: JOSEPH JOHN MARTINO						
GRANTEE: THERESA I CARR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 S21 E21 N21$.

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	26	52	1,352.00	UT	2.00	2.00	30	1996	1996	3	30	811	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 8,361

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	0200	C	MBL HM	0		00	0.00	0.00	4.78	AC		1.00	1.00	0.40	13,000.00	5,200.00	24,856							

REVIEW DATE 05/29/2026 BY AJ Total Acres: 4.78 Total Land Value: 24,856 Market: 0 Agricultural: 0 Common: 24,856 PRINTED 11/17/2026 BY SYS