LOT 20 FAIRWAY VIEW UNIT 4.

681-488, 847-1705, 922-1365, WD

SELF THOMAS BENJAMIN JASON/SELF CHRISTINA FAITH
5212 FREDERICKSBURG TURNPIKE
WOODFORD, VA 22580

2027

26-3S-16-02308-097

BUILDING CHARACTERISTICS

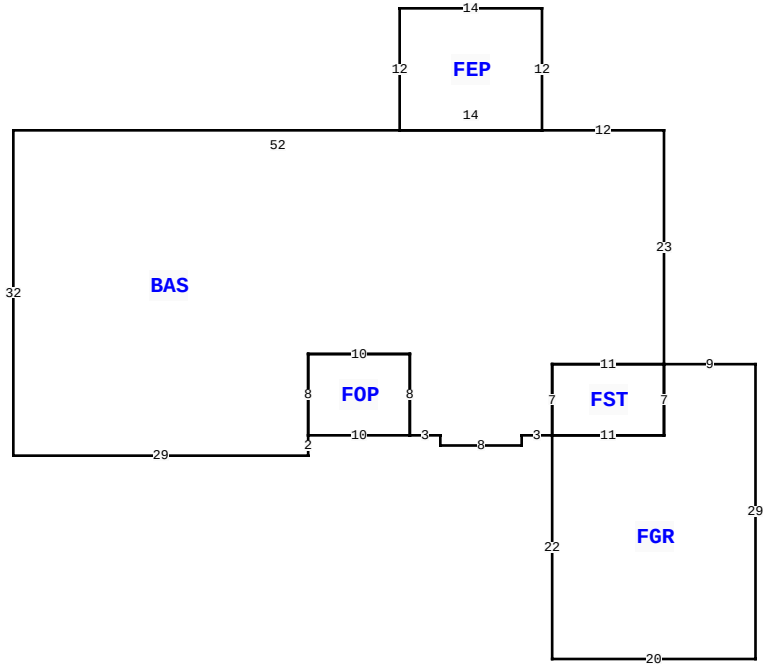
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	26316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100		1,829	161,981
FEP	168	80		134	11,868
FGR	503	55		277	24,532
FOP	80	30		24	2,126
FST	77	55		42	3,720
TOTALS	2,657			2,306	204,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,306	123.8622	136.25	314,192	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1829 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

1075 NW FRONTIER DR, LAKE CITY

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	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0080	DECKING	0	0	12	16	192.00	UT	5.00	5.00	100	1993	1993	3	100	960	
3	0282	POOL ENCL	0	0	22	30	660.00	UT	15.00	15.00	100	1993	1993	3	40	3,960	
4	0280	POOL R/CON	0	0	10	20	200.00	UT	70.00	70.00	100	1993	1993	3	40	5,600	
5	0294	SHED WOOD/	0	0	10	16	160.00	UT	7.50	7.50	100	1993	1993	3	100	1,200	
6	0169	FENCE/WOOD	0	0	0	0	384.00	UT	7.50	7.50	50	1993	1993	3	50	1,440	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	204,225
TOTAL MARKET OB/XF VALUE	15,160
TOTAL LAND VALUE - MARKET	29,750
TOTAL MARKET VALUE	249,135
SOH/AGL Deduction	0
ASSESSED VALUE	249,135
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,135
TOTAL JUST VALUE	249,135
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	252,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32512	MAINT/ALTR	40	12/04/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/393	8/28/2025	WD	Q	I	01	310,000
GRANTOR: MCCRANIE GINGER LEIGH						
GRANTEE: SELF THOMAS BENJAMI						
1483/1139	1/24/2023	LE	U	I	14	100
GRANTOR: BONILLA JEANETTE T						
GRANTEE: MCCRAINE GINGER LEI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FEP= N12 W14 S12 E14$ W52 S32 E29 N2 FOP= E10N8 W10 S8 $ N8 E10 S8 E3 S1 E8N1 E3 FST= E11 N7 W11 S7$ N7E11 FGR= S7 W11 S22 E20 N29 W9$N23$.

LAND DESCRIPTION

TOTAL OB/XF 15,160

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	0.85	35,000.00	29,750.00	29,750							

REVIEW DATE 10/17/2025 BY TP Total Acres: 0.58 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 11/17/2026 BY SYS