BEG NE COR OF NE1/4 OF SE1/4, RU
S 1323.27 FT, E 667 FT, N 1323.2

WILSON MICHAEL T
1609 ELKSTONE CT
VIRGINIA BEACH, VA 23456

**2027**

**27-2S-16-01768-003**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 26 | ALM SIDING 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |

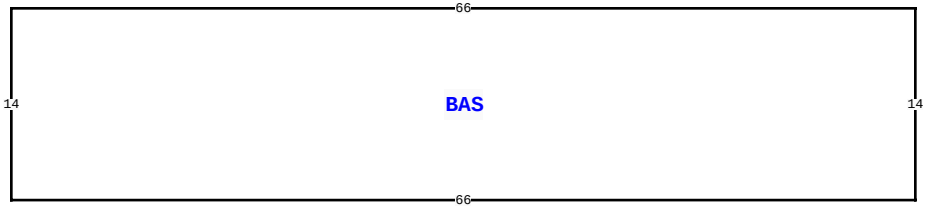
| | | | |
|---|---|---|---|
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 27216.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | | 924 | 26,057 |
| TOTALS | 924 | | | 924 | 26,057 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 924 | 117.5000 | 70.50 | 65,142 | 1994 | 1994 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 2026 Heated Area: 924 HX Base Yr




556 NW SCARBOROUGH LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/18/2026 MLU |
| INC DATE | | AG DATE | 05/15/2022 SPF |

## 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 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 400 | |
| 2 | 0060 | CARPORT F | 0 | 0 | 16 | 30 | 480.00 | UT | 3.50 | 3.50 | 100 | 2021 | 2020 | | 100 | 1,680 | |
| 3 | 0264 | PRCH,FSP | 0 | 0 | 0 | 0 | 1.00 | UT | 3,600.00 | 3,600.00 | 100 | 2021 | 2020 | | 100 | 3,600 | |
| 4 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 26,057 |
| TOTAL MARKET OB/XF VALUE | 12,680 |
| TOTAL LAND VALUE - MARKET | 110,000 |
| TOTAL MARKET VALUE | 52,692 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 52,692 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 52,692 |
| TOTAL JUST VALUE | 148,737 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 148,737 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21436 | M H | 411 | 01/22/2004 |
| 10766 | M H | 125 | 02/16/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1578/731 | 9/25/2026 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (WILSO | | | | | | |
| GRANTEE: WILSON MICHAEL T | | | | | | |
| 1427/388 | 12/29/2020 | WD | Q | I | 01 | 80,000 |
| GRANTOR: PEARSALL DOUGLAS P | | | | | | |
| GRANTEE: WILSON WEDWORTH M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=-56,-19] E66 S14 W66 N14 $
.

## LAND DESCRIPTION

TOTAL OB/XF 12,680

| 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 | | | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 5,500 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | 00 | 0.00 | 0.00 | 19.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 8,455 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 19.00 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 104,500 | | | | | | | |

REVIEW DATE 04/14/2023 BY kellen Total Acres: 20.00 Total Land Value: 13,955 Market: 104,500 Agricultural: 8,455 Common: 5,500 PRINTED 11/17/2026 BY SYS