S1/2 OF SE1/4 OF SE1/4 OF NE1/4.
348-647, 950-2357, DC 1190-218,

CAREY JOHN J/CAREY BRENDA L
22 SNOWBIRD LANE
STAFFORD, VA 22554

2027

28-3S-16-02365-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

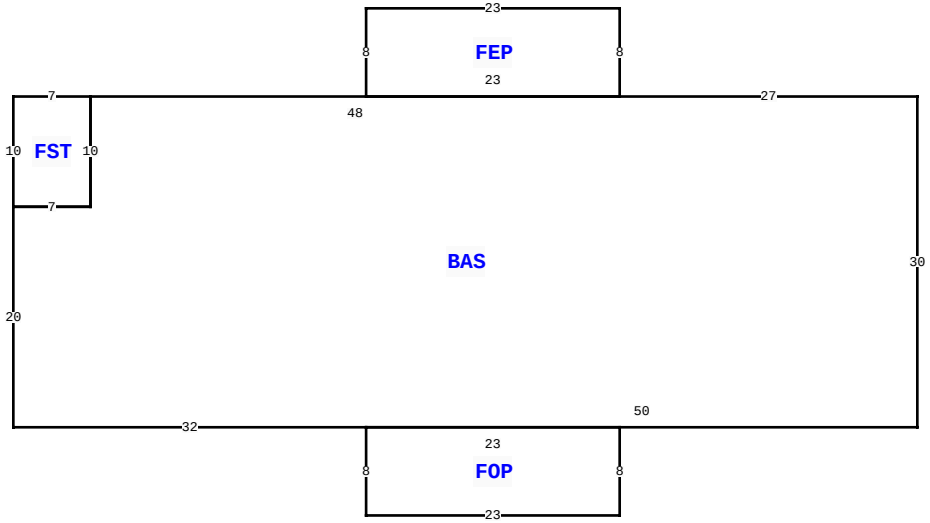
NEIGHBORHOOD/LOC 28316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,390	100		2,390	198,832
FEP	184	80		147	12,230
FOP	184	30		55	4,575
FST	70	55		38	3,162
TOTALS	2,828			2,630	218,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,630	116.3520	127.99	336,614	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2390 HX Base Yr



1086 NW TURNER AVE, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/10/2025 MLU
INC DATE | AG DATE

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	0	24	31	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0261	PRCH, UOP	0	0	24	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,036	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	218,799
TOTAL MARKET OB/XF VALUE	7,236
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	271,035
SOH/AGL Deduction	0
ASSESSED VALUE	271,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,035
TOTAL JUST VALUE	271,035
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	275,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/2666	12/14/2017	WD	Q	I	01	169,900
GRANTOR: CHARLES TIMMONS						
GRANTEE: JOHN J & BRENDA L C						
1319/1535	8/01/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (FLORE						
GRANTEE: CHARLES TIMMONS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FEP= N8 W23 S8 E23$W48 FST= W7 S10 E7 N10$ S10 W7 S20 E32 FOP= S8 E23 N8 W23$ E50 N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,236

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	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 03/07/2023 BY KS Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS