LOT 2 OAK HAMLET S/D.

836-145, WD 1009-2692, WD 1036-1

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

2027

28-3S-16-02365-102

BUILDING CHARACTERISTICS

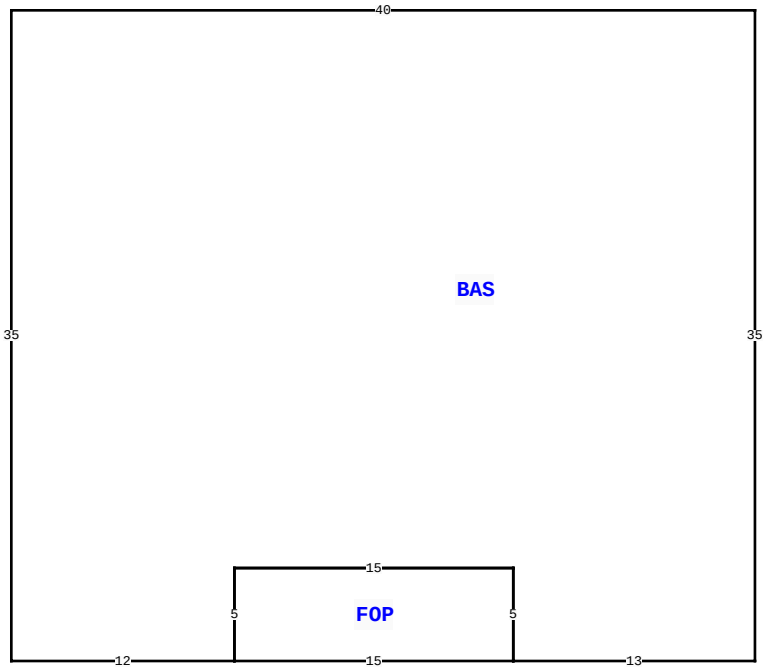
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	13	LAM/VNLPLK 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		28316.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100		1,325	143,468
FOP	75	30		22	2,382
TOTALS	1,400			1,347	145,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,347	124.6000	137.06	184,620	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 2022 Heated Area: 1325 HX Base Yr



186 NW BATTLE HILL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	0	0	0	960.00	UT	2.00	2.00	100	2004	2004	3	100	1,920	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	145,850
TOTAL MARKET OB/XF VALUE	3,920
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	172,270
SOH/AGL Deduction	0
ASSESSED VALUE	172,270
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,270
TOTAL JUST VALUE	172,270
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22088	SFR	424	07/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/1004	3/09/2021	WD	Q	I	01	155,000
GRANTOR: WILLIAMS KRYSTAL L						
GRANTEE: CAREY JOHN J SR						
1348/0925	11/10/2017	WD	Q	I	01	108,000
GRANTOR: DAVID & TRISTINT REYE						
GRANTEE: KRYSTAL L WILLIAMS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S35 E12 FOP= E15 N5 W15 S5$ N5 E15 S5 E13 N35$.

LAND DESCRIPTION

TOTAL OB/XF 3,920

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 03/07/2023 BY KS Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS