

LOTS 3,4 & 5 BLOCK D HOLLINGSWOR
890-1139, CT 1237-2239, WD 1272-

6873 SW HIGHWAY 27 LLC
4700 6TH STREET SOUTH
ARLINGTON, VA 22204

2026

34-6S-16-04059-254
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 80
Interior Floor	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		70 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		20 100
Stories	1.	1. 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0710	04	8,900	111.4592	96.97	863,033	2015	2015	0	0	10.00	90.00

1 EXCEP/ACLF 0% - 0 Heated Area: 8714 HX Base Yr

Quality	06	06			
DOR CODE	7400 HOMES FOR THE AGED				
MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	34616.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	24	100		24	2,094
BAS	8,690	100		8,690	758,402
CAN	72	30		22	1,920
CAN	272	30		82	7,157
CAN	272	30		82	7,157
TOTALS	9,330			8,900	776,730

L N	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	15,656.00	UT	2.00	2.00	100	2015	2015	3	100	31,312	
2	0260	PAVEMENT-A	0	0	24	1,008.00	UT	1.60	1.60	100	2015	2015	3	100	1,613	
3	0140	CLFENCE 6	0	0	0	950.00	UT	7.50	7.50	50	2015	2015	3	50	3,563	
4	0294	SHED WOOD/	0	0	12	192.00	UT	15.00	15.00	100	2015	2015	3	100	2,880	
5	0295	SPKLR SYS	0	0	0	8,714.00	UT	1.75	1.75	100	2015	2015	3	100	15,250	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	7310	C	NURS HOME	0		A-1	0.00	0.00	69,696.00	SF		1.00	1.00	0.85	1.35	1.15	79,976							

EXTRA FEATURES										6873 SW US HIGHWAY 27 , FORT WHITE									
										BLD DATE									
										XF DATE									
										LGL DATE									
										LAND DATE									
										AG DATE									
										INC DATE									
										TOTAL OB/XF 54,618									

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		776,730
TOTAL MARKET OB/XF VALUE		54,618
TOTAL LAND VALUE - MARKET		79,976
TOTAL MARKET VALUE		911,324
SOH/AGL Deduction		0
ASSESSED VALUE		911,324
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		911,324
TOTAL JUST VALUE		911,324
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		901,893

LAND: 2:1: LOT 3 BLOCK D HOLLINGSWORTH ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32388	COMMERCIAL	4,341	10/10/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/0099	2/28/2017	WD Q	Q	I	01	1,500,000

GRANTOR: SORENSEN & SMITH LLC
GRANTEE: 6873 SW HIGHWAY 27
1303/1849 10/29/2015 WD U V 11 100
GRANTOR: GSGC LEASING LLC
GRANTEE: SORENSEN & SMITH LL

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W162 S21 CAN= S36 E7 N31 E4 N5 W11\$ E11 S5 W4 S31 E51 CAN= S6 E12 N6 W12\$ E91 BAS= S4 E6 N4 W6\$ E6 CAN= E7 N36 W11 S5 E4 S31\$ N31 W4 N5 E11 N21\$.	