

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

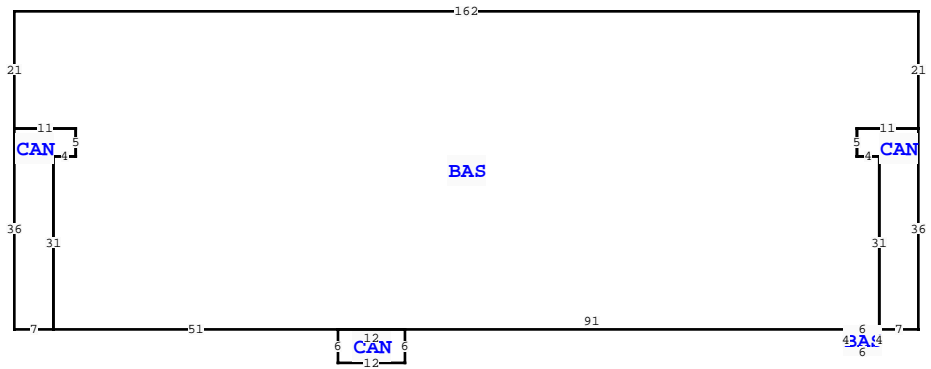
2026

34-6S-16-04059-254



BUILDING CHARACTERISTICS	
ELEMENT	CD
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

MARKET ADJUSTMENTS												
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	94.74	843,186	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	2,047
BAS	8,690	100		8,690	740,962
CAN	72	30		22	1,876
CAN	272	30		82	6,992
CAN	272	30		82	6,992
TOTALS	9,330			8,900	758,867

6873 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES																	
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	0	15,656.00	UT	2.00	2.00	100	2015	2015	3	100	31,312	
2	0260	PAVEMENT-A	0	0	24	42	1,008.00	UT	1.60	1.60	100	2015	2015	3	100	1,613	
3	0140	CLFENCE 6	0	0	0	0	950.00	UT	7.50	7.50	50	2015	2015	3	50	3,563	
4	0294	SHED WOOD/	0	0	12	16	192.00	UT	15.00	15.00	100	2015	2015	3	100	2,880	
5	0295	SPKLR SYS	0	0	0	0	8,714.00	UT	1.75	1.75	100	2015	2015	3	100	15,250	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			758,867
TOTAL MARKET OB/XF VALUE			54,618
TOTAL LAND VALUE - MARKET			79,976
TOTAL MARKET VALUE			893,461
SOH/AGL Deduction			0
ASSESSED VALUE			893,461
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			893,461
TOTAL JUST VALUE			893,461
NCON VALUE			0
INCOME VALUE			
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\$.