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

2027

34-6S-16-04059-254

BUILDING CHARACTERISTICS

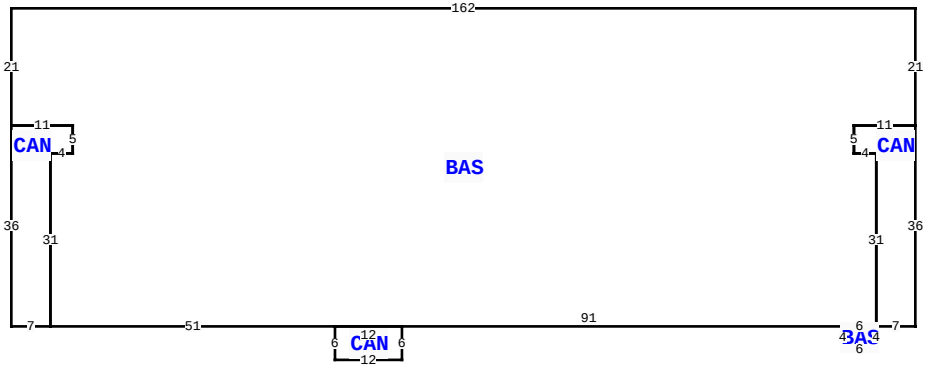
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	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
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

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	0	10.00	90.00

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



6873 SW US HIGHWAY 27 , FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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	893,461

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	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$.

LAND DESCRIPTION

TOTAL OB/XF 54,618

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	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							

REVIEW DATE 05/27/2026 BY NH Total Acres: 1.60 Total Land Value: 79,976 Market: 0 Agricultural: 0 Common: 79,976 PRINTED 11/16/2026 BY SYS