LOT 14 SPRING HILLS WEST S/D
898-2558, AG 1070-110, WD 1218-5

ASHLEY DANIEL/ASHLEY MAHPARA
400 VAUGHT DR
FRONT ROYAL, VA 22630

2026

36-5S-15-00484-114

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	36515.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

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

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

345 SW MERCIFUL PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	52,130
TOTAL MARKET VALUE	52,130
SOH/AGL Deduction	0
ASSESSED VALUE	52,130
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,130
TOTAL JUST VALUE	52,130
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	40,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054352	RV - Recreational		10/29/2025
000054277	Right-of-Way Acce		10/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/984	5/02/2025	WD	Q	V	05	100,000
GRANTOR: HUTCHINGS ROBERT						
GRANTEE: ASHLEY DANIEL						
1277/0090	6/30/2014	QC	U	V	11	100
GRANTOR: CATHERINE HUTCHINGS						
GRANTEE: ROBERT HUTCHINGS						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	0000	C	VAC RES	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,130							

REVIEW DATE 05/06/2026 BY MLU Total Acres: 4.01 Total Land Value: 52,130 Market: 0 Agricultural: 0 Common: 52,130 PRINTED 06/19/2026 BY SYS