E DIV: LOTS 3, 4 & 5 BLOCK 2 THO

636-751, WD 840-2328, DC 870-795

ROSS-BAILEY SHANA LASHOUN
6102 FLAG STONE DR
KILLEEN, TX 76542

2026

00-00-00-12873-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

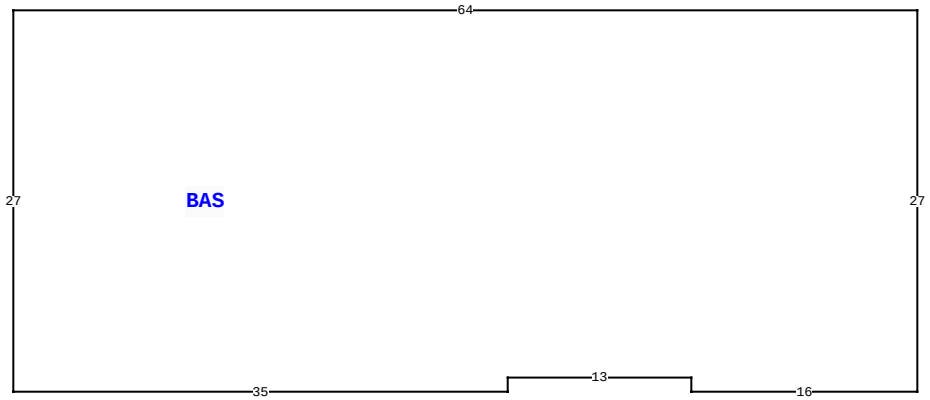
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100		1,715	35,778
TOTALS	1,715			1,715	35,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,715	115.9000	69.54	119,261	1997	1997	10	0	0	60.00	30.00

2 MOBILE HME 0% - 2024 Heated Area: 1715 HX Base Yr



1011 NE LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	35,778
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	14,352
TOTAL MARKET VALUE	50,630
SOH/AGL Deduction	162
ASSESSED VALUE	50,468
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,468
TOTAL JUST VALUE	50,630
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	50,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1002	M H	25	06/20/1997
00323			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1518/43	9/19/2022	QC	U	I	11	0
GRANTOR: ROSS BARBARA						
GRANTEE: ROSS-BAILEY SHANA L						
1105/2229	12/26/2006	WD	Q	I	01	100
GRANTOR: SHANA DUNMORE						
GRANTEE: BARBARA ROSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S27 E35 N1 E13 S1 E16 N27$.

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 500

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	0200	C	MBL HM	0		*RSF-1	156.00	230.00	17,940.00	SF		1.00	1.00	0.80	1.00	0.80	14,352							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.41 Total Land Value: 14,352 Market: 0 Agricultural: 0 Common: 14,352 PRINTED 10/13/2025 BY SYS