S DIV: LOT 1 BLOCK 7 LAKE VILLAS

363-77, 363-66, 360-587, 706-356

KICKER DALEE/JOHNSTON JAMES H III
4603 RIVERSIDE OAKS DR
HOUSTON, TX 77345

2026

00-00-00-14044-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

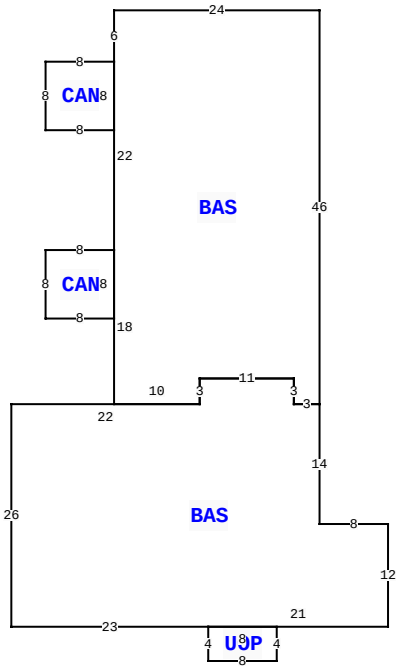
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,065	100		1,065	38,266
BAS	1,071	100		1,071	38,481
CAN	64	30		19	683
CAN	64	30		19	683
UOP	32	20		6	216
TOTALS	2,296			2,180	78,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,180	97.1040	71.86	156,655	1955	1975	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2025 Heated Area: 2136 HX Base Yr



650 SW MAIN BLVD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	78,328
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	63,054
TOTAL MARKET VALUE	143,282
SOH/AGL Deduction	0
ASSESSED VALUE	143,282
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,282
TOTAL JUST VALUE	143,282
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1089	RELOCATE	50	10/27/1997
00000324	COMMERCIAL	20	11/02/1994
00085			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1529/2773	12/12/2024	WD	U	I	11	100
GRANTOR: KICKER DALEE JOHNSTON						
GRANTEE: KICKER DALEE						
1467/5	5/04/2022	WD	U	I	11	100
GRANTOR: JOHNSTON JAMES H JR						
GRANTEE: KICKER DALEE JOHNST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 N3 W11 S3 W22 S26 E23 UOP= S4 E8 N4 W8$ E21 N12 W8 N14$ BAS= N46 W24 S6 CAN= W8 S8 E8 N8$ S22 CAN= W8 S8 E8 N8$ S18 E10 N3 E11 S3 E3$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	700	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	1700	C	1STORY OFF	0		00	113.00	124.00	14,012.00	SF		1.00	1.00	1.00	4.50	4.50	63,054							

REVIEW DATE 04/29/2025 BY JS Total Acres: 0.32 Total Land Value: 63,054 Market: 0 Agricultural: 0 Common: 63,054 PRINTED 11/18/2025 BY SYS