NE 1/4 OF SE 1/4 OF NE1/4
EX THE S 210 FT & EX BEG SW
COR OF SE1/4 OF NE1/4 OF NE1/4

STANCIL WESLEY D
1668 GOURD BAYOU RD
MONROE, LA 71202

2026

01-3S-16-01901-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

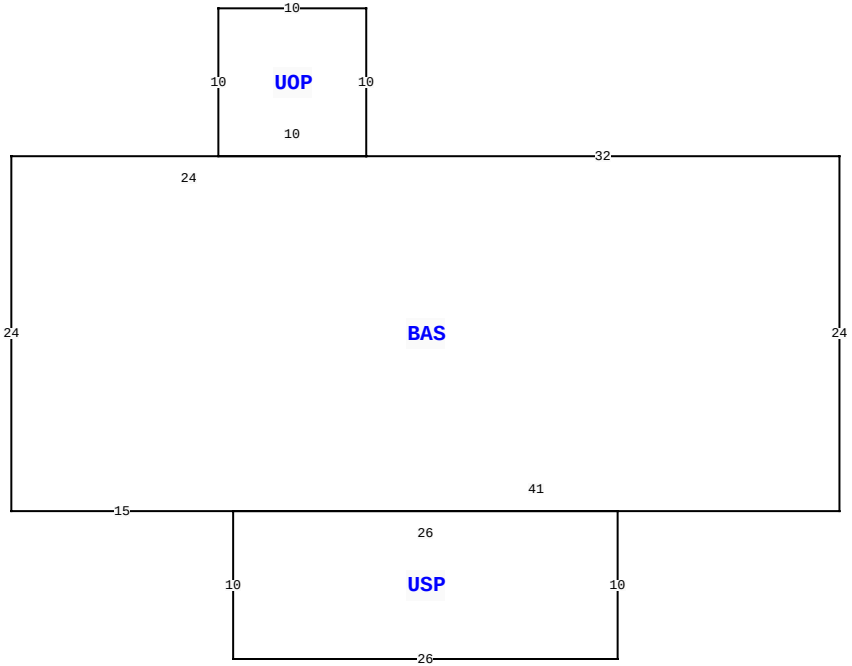
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	24,939
UOP	100	25		25	464
USP	260	35		91	1,688
TOTALS	1,704			1,460	27,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,460	77.3100	46.39	67,729	1976	1976	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1344 HX Base Yr



536 NW RIVERS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	27,092
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	43,190
TOTAL MARKET VALUE	77,782
SOH/AGL Deduction	0
ASSESSED VALUE	77,782
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,782
TOTAL JUST VALUE	77,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0626/0214	6/19/1987	WD	U	I		46,000
GRANTOR: GOVREAU MARILYN						
GRANTEE: STANCIL WESLEY D &						
0482/0301	12/01/1981	WD	Q	I		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UOP= N10 W10 S10 E10$ W24 S24 E15 USP= S10 E26 N10 W26$ E41 N24$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0102	C	SFR/MH	0		A-1	0.00	0.00	6.17	AC		1.00	1.00	1.00	7,000.00	7,000.00	43,190							

REVIEW DATE 05/04/2023 BY JB Total Acres: 6.17 Total Land Value: 43,190 Market: 0 Agricultural: 0 Common: 43,190 PRINTED 10/20/2025 BY SYS