COMM SE COR OF SEC, RUN N
1434.71 FT, W 1171.88 FT FOR
POB, RUN W 94.54 FT, S 109.10

RUIZ ROXXIE RENAE
712 BRIGGS ST
CEDAR HILL, TX 75104

2026

12-4S-15-00347-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

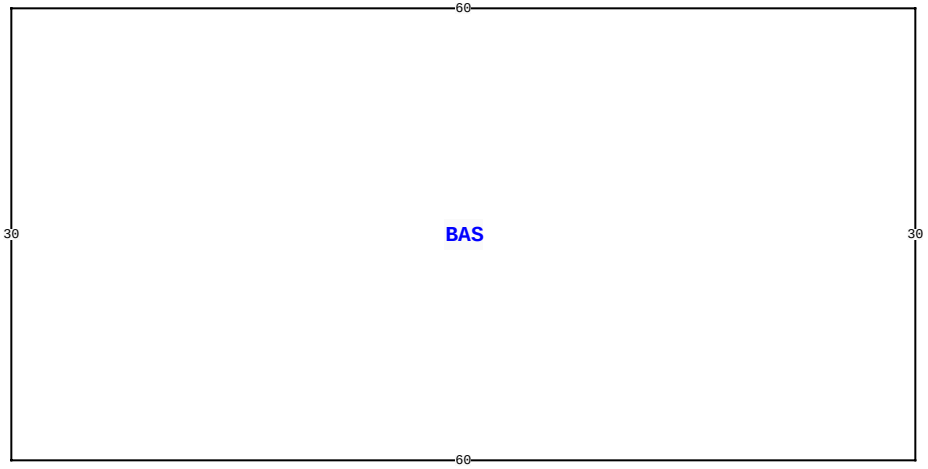
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	101,901
TOTALS	1,800			1,800	101,901

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,800	109.5000	102.93	185,274	2007	2007	0	0	0	45.00	55.00

3 MANUF 1 0% - 2021 Heated Area: 1800 HX Base Yr



324 SW CARUSO PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	101,901
TOTAL MARKET OB/XF VALUE	16,000
TOTAL LAND VALUE - MARKET	55,110
TOTAL MARKET VALUE	173,011
SOH/AGL Deduction	0
ASSESSED VALUE	173,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,011
TOTAL JUST VALUE	173,011
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,569

PRMT:1:1: JAMES HOFFMAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38454	M H	444	08/09/2019
16950	M H	125	05/11/2000
15705	M H	125	06/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1359/2126	8/12/2015	AG	U	V	21	44,000
GRANTOR: DANIEL A FLATT						
GRANTEE: ROZANA RUIZ QUIROZ						
0893/2270	12/10/1999	WD	Q	V	01	100
GRANTOR: DAVID & JANICE FLATT						
GRANTEE: DANIEL A FLATT (THE						

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
2	0296	SHED METAL	0	0	11	24	264.00	UT	10.00	10.00	100	2021	2020		100	4,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2020		100	3,500	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=41,20] E60 S30 W60 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 16,000

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,110							

REVIEW DATE 02/02/2024 BY KS Total Acres: 5.01 Total Land Value: 55,110 Market: 0 Agricultural: 0 Common: 55,110 PRINTED 11/07/2025 BY SYS