COMM INTERS OF N R/W LINE OF SW
& W LINE OF E1/2 OF SW1/4, N 121
FOR POB, CONT N 725.41 FT, E 601

DOCKINS FREDDIE M SR
900 E KARSCH BLVD
FARMINGTON, MO 63640

2026

19-4S-16-03071-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	19416.00	1.00/	

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

MARKET ADJUSTMENTS

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

6015 SW COUNTY ROAD 242 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	95,000
SOH/AGL Deduction	22,527
ASSESSED VALUE	72,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,473
TOTAL JUST VALUE	95,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046050	Communications To	25,000	12/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1409/2401	3/06/2020	WD	Q	V	01	52,900
GRANTOR: ALVIN LEONARD & JANIC						
GRANTEE: FREDDIE M DOCKINS S						
1404/1400	1/16/2020	WD	Q	V	05	50,000
GRANTOR: KUM K & CINDAMANTIS K						
GRANTEE: ALVIN LEONARD & JAN						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 04/29/2025 BY KS Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 10/31/2025 BY SYS