THE S 490 FT OF NE1/4 OF SE1/4 &
S1/2 OF SE1/4.

STUART ROBERT IRA
20718 BRISTOL MEADOW LANE
CYPRESS, TX 77433

2026

24-3S-15-00191-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

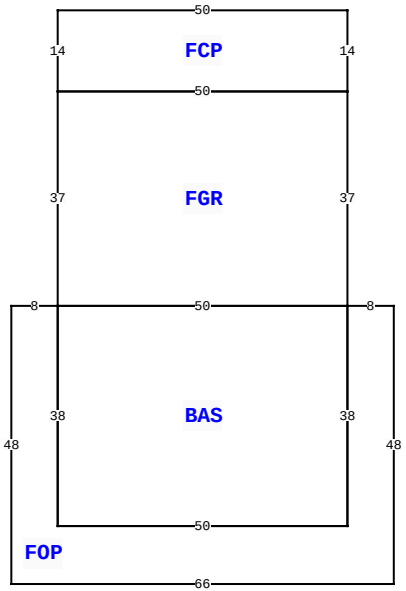
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	04	C ABOVE GD 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	24315.00	1.00/

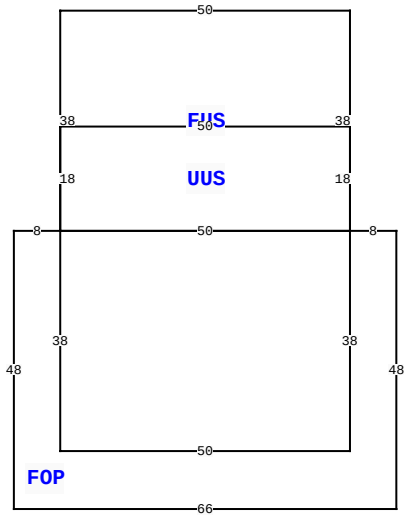
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100		1,900	156,734
FCP	700	25		175	14,436
FGR	1,850	55		1,018	83,977
FOP	1,268	30		380	31,347
FOP	1,268	30		380	31,347
FUS	1,900	100		1,900	156,734
UUS	900	50		450	37,122
TOTALS	9,786			6,203	511,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	6,203	124.9820	99.99	620,238	2019	2019	10	0	0	7.50	82.50

1 SFR/PREMTL 0% - 0 Heated Area: 3800 HX Base Yr





613 NW ABBY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	511,696
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	170,700
TOTAL MARKET VALUE	532,562
SOH/AGL Deduction	0
ASSESSED VALUE	532,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	532,562
TOTAL JUST VALUE	690,596
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	698,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36516	STORAGE	1,322	04/02/2018
35453	PUMP/UTPOL	50	06/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0375	8/01/2014	QC	U	V	11	100

GRANTOR: BOBBY STUART
GRANTEE: ROBERT IRA & ALETRA

BUILDING NOTES

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W50 S38 E50 N38 $
FUS=[ORIG=40,0] E50 N38 W50 S38 $
FGR=[ORIG=0,0] N37 W50 S37 E50 $
FOP=[ORIG=0,0] S38 W50 N38 W8 S48 E66 N48 W8 $
FOP=[ORIG=40,0] S38 E50 N38 E8 S48 W66 N48 E8 $
UUS=[ORIG=40,0] E50 N18 W50 S18 $
FCP=[ORIG=0,-37] N14 W50 S14 E50 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	23.45	AC		1.00	1.00	1.00	280.00	280.00	6,566							
2	5997	A	RIVERS/BAYS/	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	25.00	25.00	100							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	27.45	AC		1.00	1.00	1.00	6,000.00	6,000.00	164,700							
4	0100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							

REVIEW DATE 02/01/2023 BY KS Total Acres: 28.45 Total Land Value: 12,666 Market: 164,700 Agricultural: 6,666 Common: 6,000 PRINTED 11/17/2025 BY SYS