

(AKA PART OF LOT 26 BIG OAKS S/D
COMM NW COR SEC, RUN S 1805.12 F
S 371.73 FT, N 84 DEG E 112.45 F

PRATER JASON D
149 RAINBOW DR 4948
LIVINGSTON, TX 77399

2026

26-5S-16-03717-137



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 26516.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	198,989
FGR	484	55		266	33,930
FOP	114	30		34	4,337
FOP	216	30		65	8,291

TOTALS 2,374 1,925 245,547

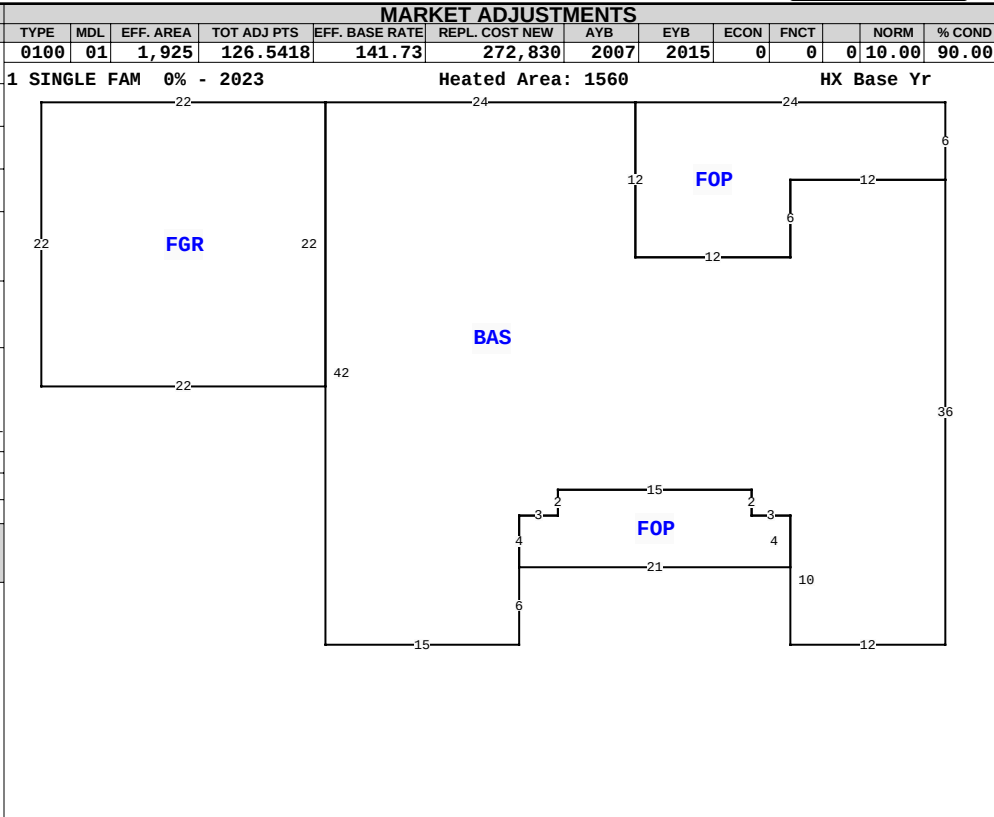
EXTRA FEATURES

L N	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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC, PAVMT	0	0	0	0	576.00	UT	3.00	3.00	100	2007	2007	3	100	1,728	
3	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,000							

REVIEW DATE 08/18/2022 BY ME



1099 SW WATSON ST, FORT WHITE

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

04/07/2025 MLU

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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		245,547
TOTAL MARKET OB/XF VALUE		6,528
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		287,075
SOH/AGL Deduction		0
ASSESSED VALUE		287,075
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		287,075
TOTAL JUST VALUE		287,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000025496	New Residential C	0	04/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/2285	7/07/2022	WD	Q	I	01	320,000

GRANTOR: SERABALLS STEPHEN
GRANTEE: PRATER JASON D
1317/1866 6/22/2016 WD U V 11 100
GRANTOR: KIMBERLY BENNETT (NKA)
GRANTEE: STEPHEN SERABALLS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FGR= W22 S22 E22 N22\$ S42 E15 N6 FOP= E21 N4 W3 N2 W15 S2 W3 S4\$ N4 E3 N2 E15 S2 E3 S10 E12 N36 FOP= N6 W24 S12 E12 N6 E12\$ W12 S6 W12 N12\$.

Total Acres: 2.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS