LOT 27 THREE RIVERS ESTATES UNIT
654-050, 968-2616, 1012-1841, 10

HEDMAN JONATHAN/HEDMAN DELENNA
10 SUMMIT CIR
TAXARKANA, AR 71857

2026

31-6S-16-04006-027

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

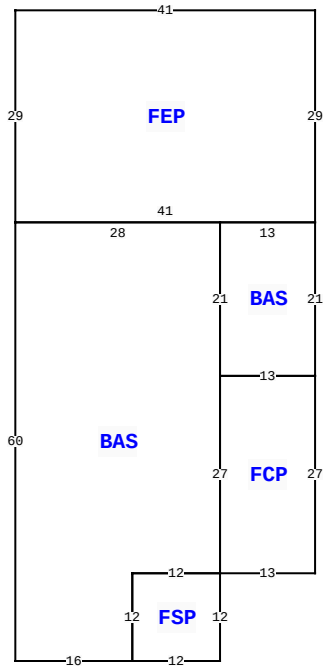
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	21	STONE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.24	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	273	100		273	14,266
BAS	1,536	100		1,536	80,262
FCP	351	25		88	4,598
FEP	1,189	80		951	49,694
FSP	144	40		58	3,031
TOTALS	3,493			2,906	151,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	01	2,906	106.2100	87.09	253,084	1989	1990	0	0	0	40.00	60.00

1 SFR/MH CON 0% - 0 Heated Area: 1809 HX Base Yr



269 SW GEORGIA GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/10/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	151,850
TOTAL MARKET OB/XF VALUE	22,198
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	192,048
SOH/AGL Deduction	5,974
ASSESSED VALUE	186,074
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,074
TOTAL JUST VALUE	192,048
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,326

XFOB:2:1: INCLUDING POOL

XFOB:1:1: PALM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/0207	11/12/2015	WD	Q	I	01	139,900
GRANTOR: VIPAN KAUSHAL						
GRANTEE: JONATHAN & DELENNA						
1286/0063	12/01/2014	WD	U	I	30	100
GRANTOR: JL GREATHOUSE & ASSOC						
GRANTEE: VIPAN KAUSHAL						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N29 W41 S29 E41$ BAS= W13 BAS= W28 S60 E16 FSP= E12 N12 W12 S12$ N12 E12 FCP= E13 N27 W13 S27$ N27 N21$ S21 E13 N21$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	2,500.00	2,500.00	50	1993	1993	3	50	1,250	
2	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
3	0294	SHED WOOD/	0	0	12	14	168.00	UT	5.50	5.50	100	1993	1993	3	100	924	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0169	FENCE/WOOD	0	0	0	0	850.00	UT	7.50	7.50	50	2002	2002	3	50	3,188	
6	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 22,198

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 06/10/2015 BY DF Total Acres: 0.91 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 09/19/2025 BY SYS