SW1/4 OF SW1/4 & W1/2 OF SE1/4 O
GRADED RD EX RD R/W, EX 5.09 AC
891-2238, & EX 5.83 AC DESC IN O

PETERSON FREDDIE R JR
5608 LOCKRIDGE LOOP #2
FORT CAVAZOS, TX 76544

2026

36-2S-15-00118-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07

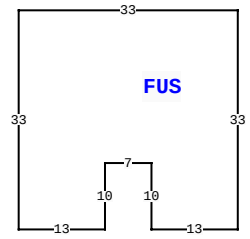
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 36215.00 1.00/

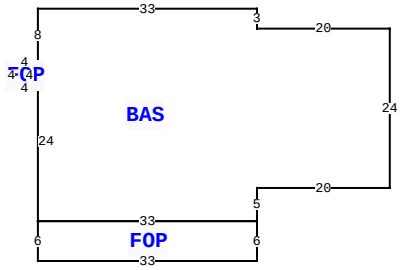
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	178,672
FOP	16	30		5	581
FOP	198	30		59	6,863
FUS	1,019	100		1,019	118,533
TOTALS	2,769			2,619	304,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,619	122.1898	136.85	358,410	2013	2013	0	0	0	15.00	85.00

2 SINGLE FAM 100% - 2022 Heated Area: 2555 HX Base Yr 2022





1160 NW LOWER SPRINGS RD, 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		304,648
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		74,070
TOTAL MARKET VALUE		379,918
SOH/AGL Deduction		51,281
ASSESSED VALUE		328,637
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		277,915
TOTAL JUST VALUE		379,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30507	SFR	808	10/08/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1239/0816	7/31/2012	WD	Q	V	01	42,500
GRANTOR: PAUL D & MARY D GOULE						
GRANTEE: FREDDIE R PETERSON						
1123/1125	6/25/2007	WD	Q	I		80,000
GRANTOR: CAPITAL RESOURCES FIN						
GRANTEE: PAUL D & MARY D GOU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 N3 W33 S8 S24 E33 N5 E20 N24 $
FUS=[ORIG=0,-30] N33 W33 S33 E13 N10 E7 S10 E13 $
FOP=[ORIG=-53,29] S6 E33 N6 W33 $
FOP=[ORIG=-53,5] W4 S4 E4 N4 $
.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2013	2013	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0000	C	VAC RES	100			0.00	0.00	7.23	AC		1.00	1.00	1.00	9,000.00	9,000.00	65,070							

REVIEW DATE 01/03/2023 BY JD Total Acres: 8.23 Total Land Value: 74,070 Market: 0 Agricultural: 0 Common: 74,070 PRINTED 11/07/2025 BY SYS