E DIV: LOT 13 GIEBEIG'S ADDITION
672-18, 898-543, DC 1415-30, PB

HUSSAIN JOHN/ATKINSON CONNER
4605 CEDAR SPRINGS RD, APT 336
DALLAS, TX 75219

2027

00-00-00-12968-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 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 07

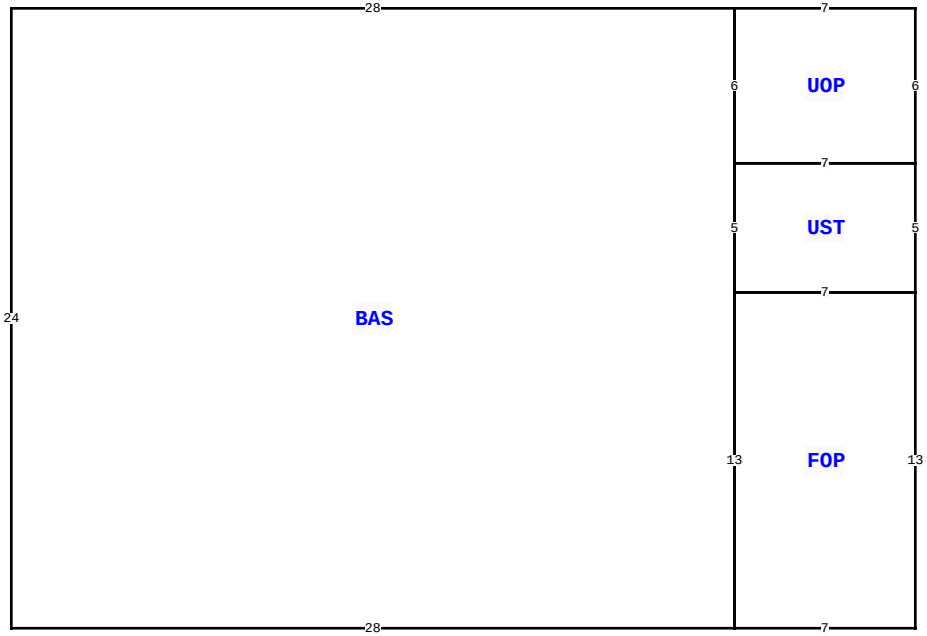
NEIGHBORHOOD/LOC 860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	67,581
FOP	91	30		27	2,715
UOP	42	20		8	805
UST	35	45		16	1,609
TOTALS	840			723	72,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	723	121.9000	134.09	96,947	1955	2005	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2025 Heated Area: 672 HX Base Yr



979 SE PUTNAM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

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	0030	BARN,MT	0	0	0	0	1.00	UT	1,000.00	1,000.00	50	2004	2004	3	50	500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	72,710
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	7,513
TOTAL MARKET VALUE	81,623
SOH/AGL Deduction	0
ASSESSED VALUE	81,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,623
TOTAL JUST VALUE	81,623
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/1670	12/12/2024	WD	Q	I	01	102,500
GRANTOR: MORGAN ANDREA						
GRANTEE: HUSSAIN JOHN						
1468/1428	6/07/2022	WD	Q	I	01	105,000
GRANTOR: LEGACY MANAGEMENT LLC						
GRANTEE: MORGAN ANDREA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S24 E28 FOP= E7 N13W7 S13$ N13 UST= E7 N5 W7 S5$N5
UOP= E7 N6 W7 S6$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 1,400

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		*RSF	-372.00	111.00	7,908.00	SF		1.00	1.00	1.00	0.95	0.95	7,513							

REVIEW DATE 12/20/2024 BY ME Total Acres: 0.18 Total Land Value: 7,513 Market: 0 Agricultural: 0 Common: 7,513 PRINTED 11/17/2026 BY SYS