NE1/4 OF NW1/4 & SE1/4 OF NW1/4
SW1/4 OF NW1/4, S 430.09 FT, N 8
FT, SW 377.70 FT, N 46.10 FT, W

JACKSON SAM KEEN JR/
1315 COTULLA DR
ALLEN, TX 75013

2027

09-5S-17-09170-005

BUILDING CHARACTERISTICS

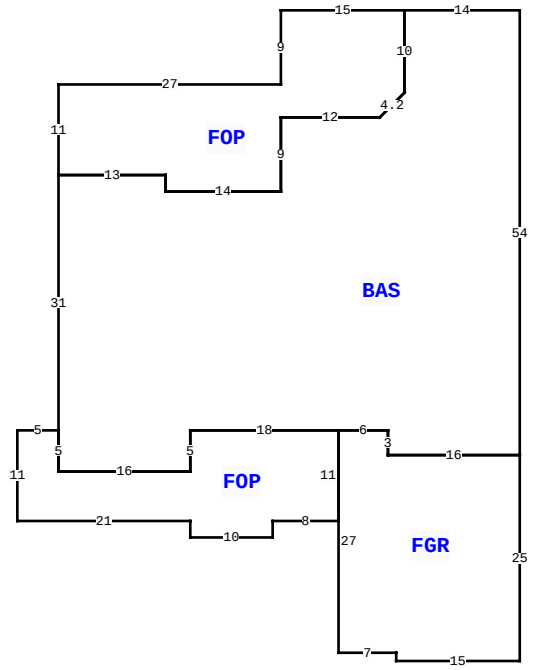
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	9517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,226	100		2,226	284,753
FGR	561	55		309	39,528
FOP	369	30		111	14,199
FOP	516	30		155	19,828
TOTALS	3,672			2,801	358,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,801	125.0480	137.55	385,278	2018	2018	0	0	0	7.00	93.00

2 SINGLE FAM 0% - 2021 Heated Area: 2226 HX Base Yr



2246 SW JIM WITT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0166	CONC,PAVMT	0	0	0	0	954.00	UT	2.00	2.00	100	2018	2018	3	100	1,908	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	358,309
TOTAL MARKET OB/XF VALUE	8,908
TOTAL LAND VALUE - MARKET	480,150
TOTAL MARKET VALUE	401,766
SOH/AGL Deduction	0
ASSESSED VALUE	401,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	401,766
TOTAL JUST VALUE	847,367
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	853,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35824	SFR	1,306	09/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/1716	6/26/2017	WD	U	V	11	100
GRANTOR: JANICE MOTT JACKSON						
GRANTEE: SAM KEEN JACKSON JR						
1292/1719	1/22/2015	QC	U	I	11	100
GRANTOR: SAM KEEN JACKSON JR &						
GRANTEE: SAM KEEN JACKSON JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W15 S9 W27 S11 E13 S2 E14 N9 E12 R3 U3 N10$ S10 D3 L3 W12 S9 W14 N2 W13 S31 FOP= W5 S11 E21 S2 E10 N2 E8 N11 W18 S5 W16 N5$ S5 E16 N5 E18 FGR= S27 E7 S1 E15 N25 W16 N3 W6$ E6 S3 E16 N54$.

LAND DESCRIPTION

TOTAL OB/XF 8,908

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			0.00	0.00	1.01	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,555							
2	5200	A	CROPLAND 2	0		A-1	0.00	0.00	37.40	AC		1.00	1.00	1.00	370.00	370.00	13,838							
3	5500	A	TIMBER 2	0			0.00	0.00	8.89	AC		1.00	1.00	1.00	445.00	445.00	3,956							
4	6200	A	PASTURE 3	0			0.00	0.00	40.00	AC		1.00	1.00	1.00	280.00	280.00	11,200							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	86.29	AC		1.00	1.00	1.00	5,500.00	5,500.00	474,595							

REVIEW DATE 01/10/2019 BY HC Total Acres: 87.30 Total Land Value: 34,549 Market: 474,595 Agricultural: 28,994 Common: 5,555 PRINTED 11/16/2026 BY SYS