

LOT 21 CARDINAL FARMS UNREC: COM  
 3266.86 FT N 22 DG E 510.42 FT,  
 FT, N 22 DG E 1397.36 FT, N 25 D

RIZZARDO STEPHEN J/RIZZARDO TAMSEN ANNE  
 2568 TROSSOCK LN  
 ST LOUIS, MO 63122

**2026**

11-6S-16-03815-121  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 4,000 <b>TOTAL LAND VALUE - MARKET</b> 110,110 <b>TOTAL MARKET VALUE</b> 114,110 <b>SOH/AGL Deduction</b> 5,505 <b>ASSESSED VALUE</b> 108,605 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 108,605 <b>TOTAL JUST VALUE</b> 114,110 <b>NCON VALUE</b> 4,000 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 95,095																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>         																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1493/1364</td> <td>6/20/2023</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>135,000</td> </tr> <tr> <td colspan="7">GRANTOR: VARGAS JESUS</td> </tr> <tr> <td colspan="7">GRANTEE: RIZZARDO STEPHEN J</td> </tr> <tr> <td>1390/0204</td> <td>7/22/2019</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>56,000</td> </tr> <tr> <td colspan="7">GRANTOR: LIONEL DELEON &amp; NAIDA</td> </tr> <tr> <td colspan="7">GRANTEE: JESUS &amp; MARISEL VAR</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1493/1364	6/20/2023	WD	Q	V	01	135,000	GRANTOR: VARGAS JESUS							GRANTEE: RIZZARDO STEPHEN J							1390/0204	7/22/2019	WD	Q	V	01	56,000	GRANTOR: LIONEL DELEON & NAIDA							GRANTEE: JESUS & MARISEL VAR						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																																																																								
1493/1364	6/20/2023	WD	Q	V	01	135,000																																																																								
GRANTOR: VARGAS JESUS																																																																														
GRANTEE: RIZZARDO STEPHEN J																																																																														
1390/0204	7/22/2019	WD	Q	V	01	56,000																																																																								
GRANTOR: LIONEL DELEON & NAIDA																																																																														
GRANTEE: JESUS & MARISEL VAR																																																																														
TOTALS																				BLD DATE      LGL DATE XF DATE      LAND DATE      05/06/2026      MLU INC DATE      AG DATE																																																										
<b>EXTRA FEATURES</b>										146 SW STILLVIEW GLN, FORT WHITE																																																																				
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	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100	2026	2025		100	4,000																																																															
<b>LAND DESCRIPTION</b>										<b>TOTAL OB/XF</b> 4,000																																																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	0000	C	VAC RES	0		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	110,110																																																													
<b>REVIEW DATE</b> 05/06/2026 <b>BY</b> MLU <b>Total Acres:</b> 10.01 <b>Total Land Value:</b> 110,110 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 110,110 <b>PRINTED 05/13/2026 BY SYS</b>																																																																														