LOT 3 THE CROSSROADS UNIT 2.
771-1983, 808-259, 900-1844, 903

MYERSCOUGH DIANE L
14424 BROADWINGED HAWK DR
AUSTIN, TX 78738

2026

12-5S-15-00447-103

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12515.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

10989 SW COUNTY ROAD 240, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,222
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	72,222
SOH/AGL Deduction	12,235
ASSESSED VALUE	59,987
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,987
TOTAL JUST VALUE	72,222
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8184	PUMP/UTPOL	30	03/22/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/2119	6/21/2021	WD	Q	I	01	40,000
GRANTOR: ARMAS EDUARDO JR						
GRANTEE: MYERSCOUGH DIANE L						
1074/1913	2/15/2006	WD	Q	V		87,500
GRANTOR: TERRY S JR AND TERESA						
GRANTEE: EDUARDO ARMAS JR						

BUILDING NOTES

BUILDING DIMENSIONS

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	4	37	148.00	UT	1.50	1.50	100	0	0	3	100	222	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,222

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	0700	C	MISC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 07/11/2016 BY DF — Total Acres: 5.01 — Total Land Value: 65,000 — Market: 0 — Agricultural: 0 — Common: 65,000 — PRINTED 06/30/2026 BY SYS