

COMM NW COR OF NE 1/4 OF SE 1/4,  
S 498.02 FT, E 469.89 FT TO POB,  
W/RLY R/W LINE OF SISTER WELCOME

JEFFERSON CHAKOA  
2119 KASHMERE SPRING LANE  
FRESNO, TX 77545

**2026**

14-4S-16-02958-001  


| 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  |            |             |  |  |  |     |  |        |  |
|   |                  |                |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |                   |            |                             |      |                               |        | VALUATION BY STANDARD<br>Tax Group: 2 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 54,100<br>TOTAL MARKET VALUE 54,100<br>SOH/AGL Deduction 8,277<br>ASSESSED VALUE 45,823<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 45,823<br>TOTAL JUST VALUE 54,100<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 54,100 |            |             |  |  |  |     |  |        |  |
| DOR CODE  |                  | 0000 VACANT    |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |                   |            |                             |      | PERMIT NUM                    |        |  |            | DESCRIPTION |  |  |  | AMT |  | ISSUED |  |
| MAP NUM   |                  |                |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |                   |            |                             |      |                               |        |  |            |             |  |  |  |     |  |        |  |
| NEIGHBORHOOD/LOC  |                  | 14416.00 1.00/ |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |                   |            |                             |      | SALES DATA                    |        |  |            |             |  |  |  |     |  |        |  |
| AREA TYPE   | TOTAL GROSS AREA | PCT OF BASE    | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |        |        |                |                    |         |             |             |                |                 | OFF RECORD Number | DATE       | TYPE INST                   | Q U  | V I                           | RSN CD | SALE PRICE   |            |             |  |  |  |     |  |        |  |
|   |                  |                |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 | 1487/1236         | 3/31/2023  | PB U                        | V    | V                             | 18     | 0  |            |             |  |  |  |     |  |        |  |
|   |                  |                |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |                   |            |                             |      | GRANTOR: LEVY CELESTINE COMBS |        |  |            |             |  |  |  |     |  |        |  |
|   |                  |                |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |                   |            |                             |      | GRANTEE: JEFFERSON CHAKOA     |        |  |            |             |  |  |  |     |  |        |  |
|   |                  |                |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |                   |            |                             |      | GRANTOR:                      |        |  |            |             |  |  |  |     |  |        |  |
|   |                  |                |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |                   |            |                             |      | GRANTEE:                      |        |  |            |             |  |  |  |     |  |        |  |
|   |                  |                |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |                   |            |                             |      | BUILDING NOTES                |        |  |            |             |  |  |  |     |  |        |  |
|   |                  |                |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |                   |            |                             |      | BUILDING DIMENSIONS           |        |  |            |             |  |  |  |     |  |        |  |
| TOTALS  |                  |                |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |                   |            |                             |      | BLD DATE                      |        | LGL DATE   | 04/10/2025 | MLU         |  |  |  |     |  |        |  |
| EXTRA FEATURES  |                  |                |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |                   |            |                             |      | XF DATE                       |        | LAND DATE  |            |             |  |  |  |     |  |        |  |
|   |                  |                |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |                   |            |                             |      | INC DATE                      |        | AG DATE  |            |             |  |  |  |     |  |        |  |
| 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             |            |                             |      |                               |        |  |            |             |  |  |  |     |  |        |  |
|   |                  |                |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |                   |            |                             |      |                               |        |  |            |             |  |  |  |     |  |        |  |
| LAND DESCRIPTION  |                  |                |                      |              |                      |          |        |        |                | TOTAL OB/XF        |         |             |             |                |                 |                   |            |                             |      | 0                             |        |  |            |             |  |  |  |     |  |        |  |
| L N   | USE CODE         | CLS            | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS    | UNIT TYPE          | D T     | DPTH 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      | 579.00 | 932.00 | 5.41           | AC                 |         | 1.00        | 1.00        | 1.00           | 10,000.00       | 10,000.00         | 54,100     |                             |      |                               |        |  |            |             |  |  |  |     |  |        |  |
| REVIEW DATE 04/10/2025 BY MLU Total Acres: 5.41 Total Land Value: 54,100 Market: 0 Agricultural: 0 Common: 54,100 PRINTED 06/10/2026 BY SYS |                  |                |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |                   |            |                             |      |                               |        |  |            |             |  |  |  |     |  |        |  |