LOT 3 EASTWOOD UNIT 2.

489-652, DC 1151-1600, WD 1167-7

FAST ZACHARY/FAST ALYSSA
18617 ALLEN WELCH DR
ELGIN, TX 78621

2027

15-4S-17-08360-180

BUILDING CHARACTERISTICS

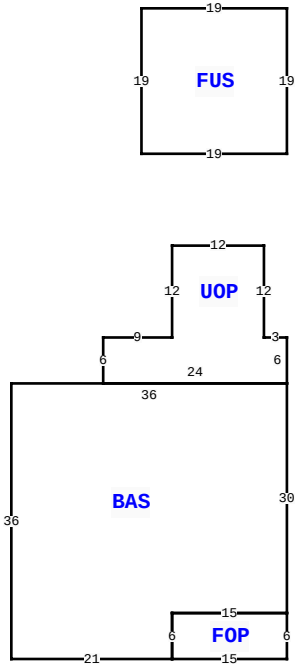
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 06
NEIGHBORHOOD/LOC	15417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100		1,206	101,405
FOP	90	30		27	2,270
FUS	361	100		361	30,354
UOP	288	20		58	4,877
TOTALS	1,945			1,652	138,907

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,652	117.6000	129.36	213,703	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1567 HX Base Yr 2010



317 SE JONATHAN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0252	LEAN-TO W/	0	100	16	12	168.00	UT	2.00	2.00	100	2004	2004	3	100	336	
4	0166	CONC,PAVMT	0	100	12	50	600.00	UT	2.00	2.00	100	2004	2004	3	100	1,200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,907
TOTAL MARKET OB/XF VALUE	3,736
TOTAL LAND VALUE - MARKET	20,350
TOTAL MARKET VALUE	162,993
SOH/AGL Deduction	57,375
ASSESSED VALUE	105,618
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	54,207
TOTAL JUST VALUE	162,993
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1440	8/31/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (NELSO						
GRANTEE: FAST ZACHARY						
1411/2379	5/19/2020	WD	U	I	30	100
GRANTOR: BILLY J NELSON						
GRANTEE: TAMMY L NELSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S36 E21 FOP= E15 N6W15 S6$ N6 E15 N30$ UOP= N6 W3 N12 W12 S12 W9 S6 E24$ PTR=N30 FUS= N19 W19 S19 E19$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 3,736

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 04/21/2017 BY BC Total Acres: 1.03 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 11/17/2026 BY SYS