COMM NE COR OF SE1/4 OF SE1/4 W
R/W LINE OF SR 247, SW 732 FT FO
22 FT, W 677.88 FT, N 425.08 FT,

U.S. BANK TRUST NATIONAL ASSOCIATION
8950 CYPRESS WATER BLVD
COPPELL, TX 75019

2026

16-4S-16-03047-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16416.00	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

4140 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	900
TOTAL LAND VALUE - MARKET	29,750
TOTAL MARKET VALUE	30,650
SOH/AGL Deduction	0
ASSESSED VALUE	30,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,650
TOTAL JUST VALUE	30,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/789	2/12/2025	CT	U	I	18	131,000

GRANTOR: HOLCOMB ROBIN S

GRANTEE: U.S. BANK TRUST NAT

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 900

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	9901	C	AC/XFOB	0		00	0.00	0.00	3.50	AC		1.00	1.00	1.00	8,500.00	8,500.00	29,750							

REVIEW DATE 03/31/2025 BY TP Total Acres: 3.50 Total Land Value: 29,750 Market: 0 Agricultural: 0 Common: 29,750 PRINTED 05/13/2026 BY SYS