BEG NW COR OF SW1/4 OF NE1/4,
RUN E ALONG S R/W JOHNSON ST
425.47 FT, SE 86.10 FT, CONT

ANDERSON COLUMBIA CO INC
7557 RAMBLER ROAD ST 1000
DALLAS, TX 75231-2301

2027

19-3S-17-05123-000

BUILDING CHARACTERISTICS

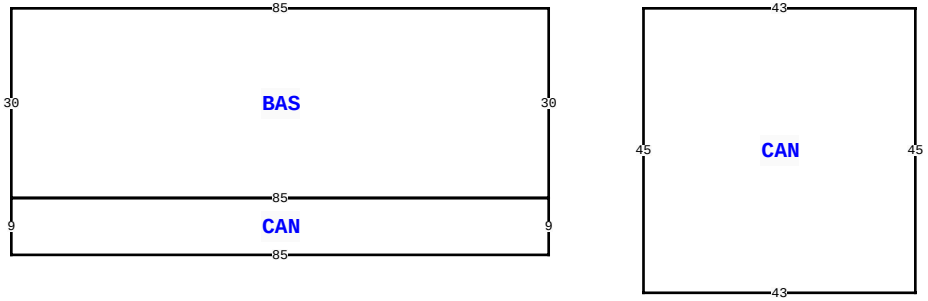
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		14 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4200	HEAVY INDUSTRL
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,550	100		2,550	78,611
CAN	765	30		230	7,090
CAN	1,935	30		580	17,880
TOTALS	5,250			3,360	103,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,360	135.2000	51.38	172,637	1964	1964	0	0	0	40.00	60.00

3 PREF M B A 0% - 0 Heated Area: 2550 HX Base Yr



834 NW JOHNSON ST, LAKE CITY

BLD DATE		LGL DATE	06/23/2021 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,298,766
TOTAL MARKET OB/XF VALUE	429,323
TOTAL LAND VALUE - MARKET	813,279
TOTAL MARKET VALUE	4,541,368
SOH/AGL Deduction	0
ASSESSED VALUE	4,541,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,541,368
TOTAL JUST VALUE	4,541,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,541,368

PRMT:4:1: FUEL SYSTEM CANOPY

SALE:1:1: TRANFERRING TO BUSINESS NAME/ INCL # 051

XFOB:1:1: NO RP PAPER ON FILE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048945	Remodel	4,900	01/03/2024
000047747	Storage Building	12,185	07/25/2023
39791	DEMOLISH	0	05/18/2020
38349	INDUSTRIAL	425	07/12/2019
37777	INDUSTRIAL	15,304	02/21/2019
26127	INDUSTRIAL	175	08/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/1262	5/14/1997	WD	U	I	14	1,452,000
GRANTOR: JOE H ANDERSON JR						
GRANTEE: ANDERSON-COLUMBIA						
0515/0618	8/01/1983	WD	Q	I		200,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W85 S30 E85 N30 $
CAN=[ORIG=-85,30] S9 E85 N9 W85 $
CAN=[ORIG=15,0] E43 S45 W43 N45 $
.

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	0296	SHED METAL	0	0	12	16	192.00	UT	10.00	10.00	100	0	0	3	100	1,920	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	64,600	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0166	CONC,PAVMT	0	0	0	0	329.00	UT	1.50	1.50	100	1995	1995	3	100	494	
6	0260	PAVEMENT-A	0	0	69	90	6,210.00	UT	0.90	0.90	100	1995	1995	3	100	5,589	
7	0166	CONC,PAVMT	0	0	4	160	1.00	UT	0.00	0.00	100	1995	1995	3	100	2,400	
8	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
9	0030	BARN,MT	0	0	30	35	1,050.00	UT	16.00	16.00	50	0	0	3	50	8,400	
10	0166	CONC,PAVMT	0	0	0	0	294.00	UT	1.50	1.50	100	1996	1996	3	100	441	

TOTAL OB/XF 97,844

LAND DESCRIPTION

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	4200	C	HEAVY MFG	0		I	0.00	0.00	100.37	AC		1.00	1.00	1.00	8,000.00	8,000.00	802,960							
2	4200	C	HEAVY MFG	0		I	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
3	9600	C	WASTELAND	0		00	0.00	0.00	13.25	AC		1.00	1.00	1.00	175.00	175.00	2,319							

REVIEW DATE 03/24/2026 BY robin Total Acres: 114.62 Total Land Value: 813,279 Market: 0 Agricultural: 0 Common: 813,279 PRINTED 11/16/2026 BY SYS

BEG NW COR OF SW1/4 OF NE1/4,
RUN E ALONG S R/W JOHNSON ST
425.47 FT, SE 86.10 FT, CONT

ANDERSON COLUMBIA CO INC
7557 RAMBLER ROAD ST 1000
DALLAS, TX 75231-2301

2027

19-3S-17-05123-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

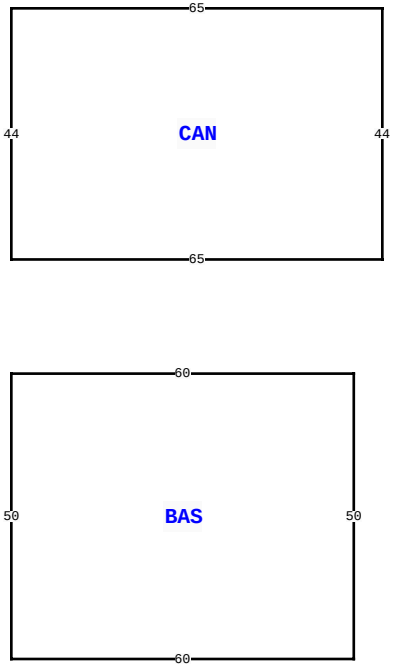
DOR CODE	4200	HEAVY INDUSTRL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	91,062
CAN	2,860	30		858	26,044
TOTALS	5,860			3,858	117,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,858	133.1200	50.59	195,176	1964	1964	0	0	0	40.00	60.00

4 PREF M B A 0% - 0 Heated Area: 3000 HX Base Yr



834 NW JOHNSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,298,766
TOTAL MARKET OB/XF VALUE	429,323
TOTAL LAND VALUE - MARKET	813,279
TOTAL MARKET VALUE	4,541,368
SOH/AGL Deduction	0
ASSESSED VALUE	4,541,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,541,368
TOTAL JUST VALUE	4,541,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,541,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23358	INDUSTRIAL	359	07/07/2005
22392	INDUSTRIAL	410	10/15/2004
14470	INDUSTRIAL	125	08/31/1998
13477	INDUSTRIAL	75	01/08/1998
9464	INDUSTRIAL	250	03/16/1995
9465	INDUSTRIAL	295	03/16/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/1262	5/14/1997	WD	U	I	14	1,452,000
GRANTOR: JOE H ANDERSON JR						
GRANTEE: ANDERSON-COLUMBIA						
0515/0618	8/01/1983	WD	Q	I		200,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 PTR=N20 CAN= N44 E65 S44 W65$ S20$ S50 E60 N50$.

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
11	0040	BARN,POLE	0	0	30	150	4,500.00	UT	5.00	5.00	50	1996	1996	3	50	11,250	
12	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	25,000	
13	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	19,000	
14	0166	CONC,PAVMT	0	0	0	0	497.00	UT	1.50	1.50	100	1998	1998	3	100	746	
15	0166	CONC,PAVMT	0	0	0	0	1,475.00	UT	1.50	1.50	100	1998	1998	3	100	2,213	
16	0294	SHED WOOD/	0	0	20	20	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000	
17	0260	PAVEMENT-A	0	0	0	0	3,300.00	UT	1.50	1.50	100	2005	2005	3	100	4,950	
18	0283	RR SPUR	0	0	0	0	4,500.00	UT	100.00	100.00	50	0	0	3	50	225,000	
19	0060	CARPORT F	0	0	28	30	840.00	UT	4.00	4.00	100	2008	2008	3	100	3,360	
20	0166	CONC,PAVMT	0	0	70	5	350.00	UT	2.00	2.00	100	2021	2020		100	700	

TOTAL OB/XF 298,219

LAND DESCRIPTION

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

REVIEW DATE 03/24/2026 BY robin Total Acres: 114.62 Total Land Value: 813,279 Market: 0 Agricultural: 0 Common: 813,279 PRINTED 11/16/2026 BY SYS

BEG NW COR OF SW1/4 OF NE1/4,
RUN E ALONG S R/W JOHNSON ST
425.47 FT, SE 86.10 FT, CONT

ANDERSON COLUMBIA CO INC
7557 RAMBLER ROAD ST 1000
DALLAS, TX 75231-2301

2027

19-3S-17-05123-000

BUILDING CHARACTERISTICS

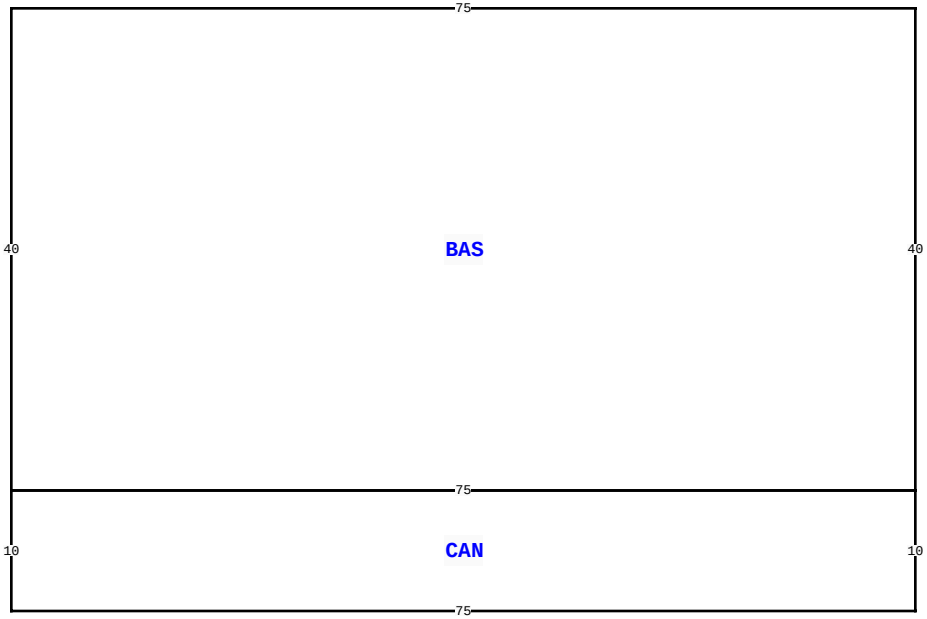
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		20 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4200	HEAVY INDUSTRL
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,000	100		3,000	104,490
CAN	750	30		225	7,837
TOTALS	3,750			3,225	112,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,225	152.7760	58.05	187,211	1988	1988	0	0	0	40.00	60.00

5 PREF M B A 0% - 0 Heated Area: 3000 HX Base Yr



834 NW JOHNSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 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
21	0260	PAVEMENT-A	0	0	300	30	9,000.00	UT	1.60	1.60	100	2021	2020		100	14,400	
22	0070	CARPORT UF	0	0	0	0	1.00	UT	9,500.00	9,500.00	100	2024	2023		100	9,500	
23	0253	LIGHTING	0	0	0	0	4.00	UT	800.00	800.00	100	2024	2023		100	3,200	
24	0297	SHED CONCR	0	0	28	11	308.00	UT	20.00	20.00	100	2024	2023		100	6,160	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,298,766
TOTAL MARKET OB/XF VALUE	429,323
TOTAL LAND VALUE - MARKET	813,279
TOTAL MARKET VALUE	4,541,368
SOH/AGL Deduction	0
ASSESSED VALUE	4,541,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,541,368
TOTAL JUST VALUE	4,541,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,541,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/1262	5/14/1997	WD	U	I	14	1,452,000
GRANTOR: JOE H ANDERSON JR						
GRANTEE: ANDERSON-COLUMBIA						
0515/0618	8/01/1983	WD	Q	I		200,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W75 S40 CAN= S10 E75 N10 W75$ E75 N40$.

LAND DESCRIPTION

TOTAL OB/XF 33,260

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

REVIEW DATE 03/24/2026 BY robin Total Acres: 114.62 Total Land Value: 813,279 Market: 0 Agricultural: 0 Common: 813,279 PRINTED 11/16/2026 BY SYS

BEG NW COR OF SW1/4 OF NE1/4,
RUN E ALONG S R/W JOHNSON ST
425.47 FT, SE 86.10 FT, CONT

ANDERSON COLUMBIA CO INC
7557 RAMBLER ROAD ST 1000
DALLAS, TX 75231-2301

2027

19-3S-17-05123-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		14 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

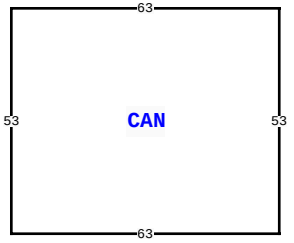
DOR CODE	4200	HEAVY INDUSTRL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19317.00	1.00/	

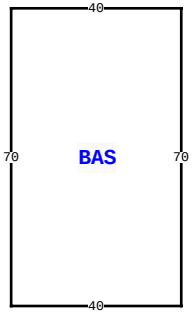
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100		2,800	82,992
CAN	3,339	30		1,002	29,699
TOTALS	6,139			3,802	112,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,802	130.0000	49.40	187,819	1992	1992	0	0	0	40.00	60.00

6 PREF M B A 0% - 0 Heated Area: 2800 HX Base Yr





834 NW JOHNSON ST, LAKE CITY

BLD DATE		LGL DATE	06/23/2021 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 4 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,298,766
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BASE TAXABLE VALUE	4,541,368
TOTAL JUST VALUE	4,541,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,541,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/1262	5/14/1997	WD	U	I	14	1,452,000
GRANTOR: JOE H ANDERSON JR						
GRANTEE: ANDERSON-COLUMBIA						
0515/0618	8/01/1983	WD	Q	I		200,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S70 E40 N70$ PTR= N30 CAN= N53 W63 S53 E63$ S30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/24/2026 BY robin Total Acres: 114.62 Total Land Value: 813,279 Market: 0 Agricultural: 0 Common: 813,279 PRINTED 11/16/2026 BY SYS

BEG NW COR OF SW1/4 OF NE1/4,
RUN E ALONG S R/W JOHNSON ST
425.47 FT, SE 86.10 FT, CONT

ANDERSON COLUMBIA CO INC
7557 RAMBLER ROAD ST 1000
DALLAS, TX 75231-2301

2027

19-3S-17-05123-000

BUILDING CHARACTERISTICS

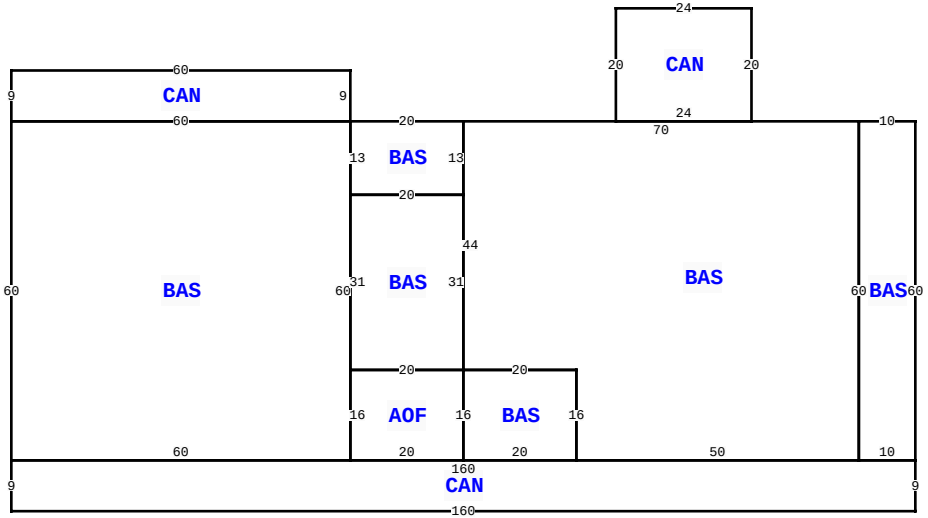
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Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		7 100
Frame	05	STEEL 100
Story Height		22 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4200	HEAVY INDUSTRL
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	320	150		480	16,580
BAS	260	100		260	8,981
BAS	320	100		320	11,053
BAS	600	100		600	20,725
BAS	620	100		620	21,416
BAS	3,600	100		3,600	124,351
BAS	3,880	100		3,880	134,023
CAN	480	30		144	4,974
CAN	540	30		162	5,596
CAN	1,440	30		432	14,922
TOTALS	12,060			10,498	362,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	10,498	151.4884	57.57	604,370	1995	1995	0	0	0	40.00	60.00

7 PREF M B A 0% - 0 Heated Area: 9600 HX Base Yr



834 NW JOHNSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,298,766
TOTAL MARKET OB/XF VALUE	429,323
TOTAL LAND VALUE - MARKET	813,279
TOTAL MARKET VALUE	4,541,368
SOH/AGL Deduction	0
ASSESSED VALUE	4,541,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,541,368
TOTAL JUST VALUE	4,541,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,541,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/1262	5/14/1997	WD	U	I	14	1,452,000
GRANTOR: JOE H ANDERSON JR						
GRANTEE: ANDERSON-COLUMBIA						
0515/0618	8/01/1983	WD	Q	I		200,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

```
BAS=[ORIG=20,0] S44 E20 S16 E50 N60 W70 $
BAS=[ORIG=0,0] W60 S60 E60 N60 $
CAN=[ORIG=-60,60] S9 E160 N9 W160 $
BAS=[ORIG=0,13] S31 E20 N31 W20 $
BAS=[ORIG=90,60] E10 N60 W10 S60 $
CAN=[ORIG=0,0] N9 W60 S9 E60 $
CAN=[ORIG=71,0] N20 W24 S20 E24 $
AOF=[ORIG=0,44] S16 E20 N16 W20 $
BAS=[ORIG=20,44] S16 E20 N16 W20 $
BAS=[ORIG=0,0] S13 E20 N13 W20 $
PTR=[ORIG=0,0] N50 S50 $
.
```

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/24/2026 BY robin Total Acres: 114.62 Total Land Value: 813,279 Market: 0 Agricultural: 0 Common: 813,279 PRINTED 11/16/2026 BY SYS

BEG NW COR OF SW1/4 OF NE1/4,
RUN E ALONG S R/W JOHNSON ST
425.47 FT, SE 86.10 FT, CONT

ANDERSON COLUMBIA CO INC
7557 RAMBLER ROAD ST 1000
DALLAS, TX 75231-2301

2027

19-3S-17-05123-000

BUILDING CHARACTERISTICS

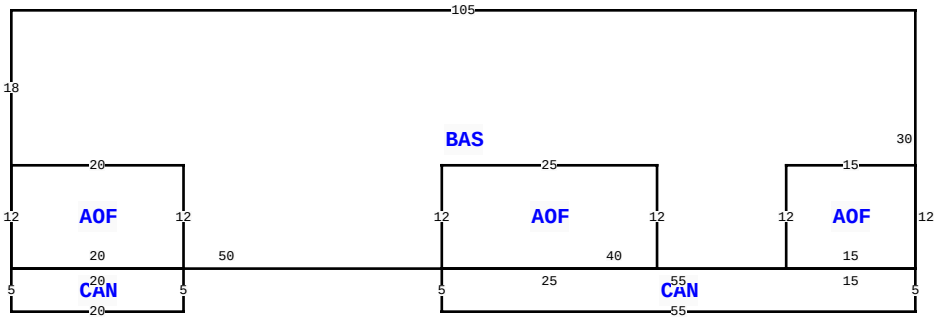
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		12 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4200	HEAVY INDUSTRL
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	180	150		270	10,686
AOF	240	150		360	14,248
AOF	300	150		450	17,811
BAS	3,150	100		3,150	124,674
CAN	100	30		30	1,187
CAN	275	30		82	3,245
TOTALS	4,245			4,342	171,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	4,342	131.8400	50.10	217,534	2006	2006	0	0	0	21.00	79.00

8 PREF M B A 0% - 0 Heated Area: 3870 HX Base Yr



834 NW JOHNSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 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

COLUMBIA COUNTY PROPERTY

PAGE 6 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,298,766
TOTAL MARKET OB/XF VALUE	429,323
TOTAL LAND VALUE - MARKET	813,279
TOTAL MARKET VALUE	4,541,368
SOH/AGL Deduction	0
ASSESSED VALUE	4,541,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,541,368
TOTAL JUST VALUE	4,541,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,541,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/1262	5/14/1997	WD	U	I	14	1,452,000
GRANTOR: JOE H ANDERSON JR						
GRANTEE: ANDERSON-COLUMBIA						
0515/0618	8/01/1983	WD	Q	I		200,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W105 S18 AOF= S12 CAN= S5 E20 N5 W20$ E20 N12 W20$S12 E50 CAN= S5 E55 N5 W55$ AOF= N12 E25 S12 W25$ E40 AOF= N12 E15 S12 W15 $ E15 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/24/2026 BY robin Total Acres: 114.62 Total Land Value: 813,279 Market: 0 Agricultural: 0 Common: 813,279 PRINTED 11/16/2026 BY SYS

BEG NW COR OF SW1/4 OF NE1/4,
RUN E ALONG S R/W JOHNSON ST
425.47 FT, SE 86.10 FT, CONT

ANDERSON COLUMBIA CO INC
7557 RAMBLER ROAD ST 1000
DALLAS, TX 75231-2301

2027

19-3S-17-05123-000

BUILDING CHARACTERISTICS

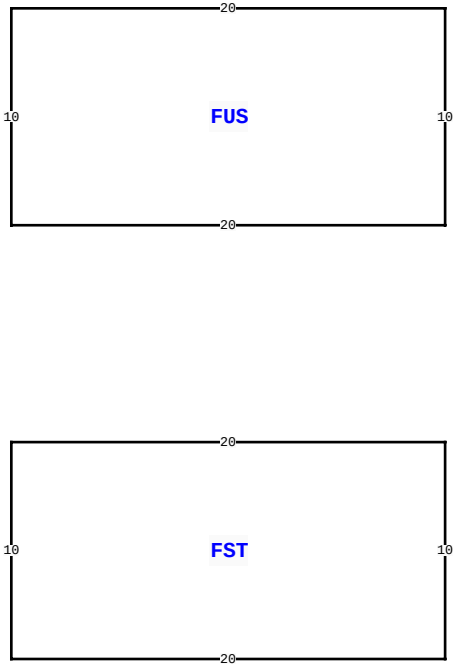
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4200	HEAVY INDUSTRL
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
FST	200	50		100	1,758
FUS	200	100		200	3,515
TOTALS	400			300	5,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4900	04	300	79.1700	58.59	17,577	1984	1984	0	0	20	50.00	30.00

10 OFFICE LOW 0% - 0 Heated Area: 200 HX Base Yr



834 NW JOHNSON ST, LAKE CITY

BLD DATE		LGL DATE	06/23/2021 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 7 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,298,766
TOTAL MARKET OB/XF VALUE	429,323
TOTAL LAND VALUE - MARKET	813,279
TOTAL MARKET VALUE	4,541,368
SOH/AGL Deduction	0
ASSESSED VALUE	4,541,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,541,368
TOTAL JUST VALUE	4,541,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,541,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/1262	5/14/1997	WD	U	I	14	1,452,000
GRANTOR: JOE H ANDERSON JR						
GRANTEE: ANDERSON-COLUMBIA						
0515/0618	8/01/1983	WD	Q	I		200,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FUS= W20 S10 PTR=S10 FST= S10 E20 N10 W20$ N10$ E20 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/24/2026 BY robin Total Acres: 114.62 Total Land Value: 813,279 Market: 0 Agricultural: 0 Common: 813,279 PRINTED 11/16/2026 BY SYS

BEG NW COR OF SW1/4 OF NE1/4,
RUN E ALONG S R/W JOHNSON ST
425.47 FT, SE 86.10 FT, CONT

ANDERSON COLUMBIA CO INC
7557 RAMBLER ROAD ST 1000
DALLAS, TX 75231-2301

2027

19-3S-17-05123-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4200	HEAVY INDUSTRL

MAP NUM | MKT AREA 03

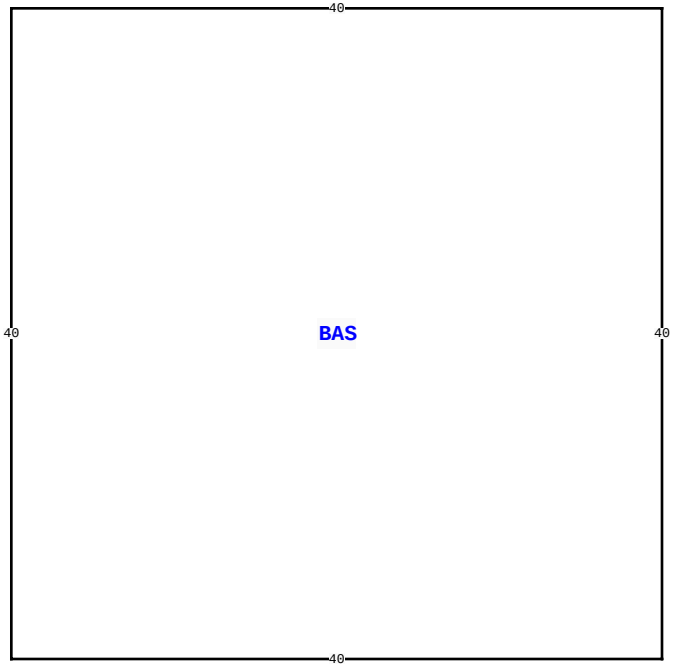
NEIGHBORHOOD/LOC 19317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	65,045
TOTALS	1,600			1,600	65,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	1,600	135.4080	51.46	82,336	2006	2006	0	0	0	21.00	79.00

11 PREF M B A 0% - 0 Heated Area: 1600 HX Base Yr



834 NW JOHNSON ST, LAKE CITY

BLD DATE		LGL DATE	06/23/2021 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 8 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,298,766
TOTAL MARKET OB/XF VALUE	429,323
TOTAL LAND VALUE - MARKET	813,279
TOTAL MARKET VALUE	4,541,368
SOH/AGL Deduction	0
ASSESSED VALUE	4,541,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,541,368
TOTAL JUST VALUE	4,541,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,541,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/1262	5/14/1997	WD	U	I	14	1,452,000
GRANTOR: JOE H ANDERSON JR						
GRANTEE: ANDERSON-COLUMBIA						
0515/0618	8/01/1983	WD	Q	I		200,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S40 E40 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/24/2026 BY robin Total Acres: 114.62 Total Land Value: 813,279 Market: 0 Agricultural: 0 Common: 813,279 PRINTED 11/16/2026 BY SYS

BEG NW COR OF SW1/4 OF NE1/4,
RUN E ALONG S R/W JOHNSON ST
425.47 FT, SE 86.10 FT, CONT

ANDERSON COLUMBIA CO INC
7557 RAMBLER ROAD ST 1000
DALLAS, TX 75231-2301

2027

19-3S-17-05123-000

BUILDING CHARACTERISTICS

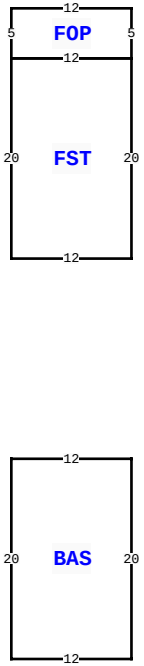
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		2 100
Frame	01	NONE 100
Story Height		9 100
RMS		2 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4200	HEAVY INDUSTRL
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	9,716
FOP	60	30		18	729
FST	240	50		120	4,858
TOTALS	540			378	15,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	378	86.8350	64.26	24,290	1998	1998	0	0	0	37.00	63.00

13 OFFICE LOW 0% - 0 Heated Area: 240 HX Base Yr



834 NW JOHNSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 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

COLUMBIA COUNTY PROPERTY

PAGE 9 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,298,766
TOTAL MARKET OB/XF VALUE	429,323
TOTAL LAND VALUE - MARKET	813,279
TOTAL MARKET VALUE	4,541,368
SOH/AGL Deduction	0
ASSESSED VALUE	4,541,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,541,368
TOTAL JUST VALUE	4,541,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,541,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/1262	5/14/1997	WD	U	I	14	1,452,000
GRANTOR: JOE H ANDERSON JR						
GRANTEE: ANDERSON-COLUMBIA						
0515/0618	8/01/1983	WD	Q	I		200,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S20 E12 N20$ PTR= N20 FST= N20 FOP= N5 W12 S5 E12$ W12 S20 E12$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/24/2026 BY robin Total Acres: 114.62 Total Land Value: 813,279 Market: 0 Agricultural: 0 Common: 813,279 PRINTED 11/16/2026 BY SYS

BEG NW COR OF SW1/4 OF NE1/4,
RUN E ALONG S R/W JOHNSON ST
425.47 FT, SE 86.10 FT, CONT

ANDERSON COLUMBIA CO INC
7557 RAMBLER ROAD ST 1000
DALLAS, TX 75231-2301

2027

19-3S-17-05123-000

BUILDING CHARACTERISTICS

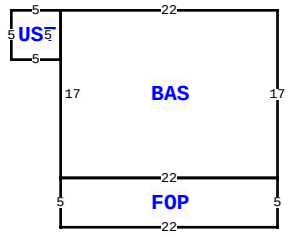
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4200	HEAVY INDUSTRL
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

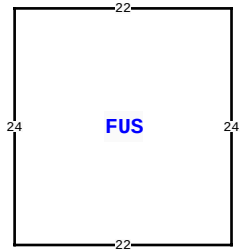
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	374	100		374	16,616
FOP	110	30		33	1,466
FUS	528	100		528	23,458
UST	25	40		10	444
TOTALS	1,037			945	41,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	945	95.2980	70.52	66,641	1998	1998	0	0	0	37.00	63.00

14 OFFICE LOW 0% - 0 Heated Area: 902 HX Base Yr





834 NW JOHNSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 10 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,298,766
TOTAL MARKET OB/XF VALUE	429,323
TOTAL LAND VALUE - MARKET	813,279
TOTAL MARKET VALUE	4,541,368
SOH/AGL Deduction	0
ASSESSED VALUE	4,541,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,541,368
TOTAL JUST VALUE	4,541,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,541,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/1262	5/14/1997	WD	U	I	14	1,452,000
GRANTOR: JOE H ANDERSON JR						
GRANTEE: ANDERSON-COLUMBIA						
0515/0618	8/01/1983	WD	Q	I		200,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[ORIG=0,0] W22 S24 E22 N24 $
BAS=[ORIG=0,-25] N17 W22 S17 E22 $
FOP=[ORIG=0,-20] N5 W22 S5 E22 $
UST=[ORIG=-22,-42] W5 S5 E5 N5 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/24/2026 BY robin Total Acres: 114.62 Total Land Value: 813,279 Market: 0 Agricultural: 0 Common: 813,279 PRINTED 11/16/2026 BY SYS

BEG NW COR OF SW1/4 OF NE1/4,
RUN E ALONG S R/W JOHNSON ST
425.47 FT, SE 86.10 FT, CONT

ANDERSON COLUMBIA CO INC
7557 RAMBLER ROAD ST 1000
DALLAS, TX 75231-2301

2027

19-3S-17-05123-000

BUILDING CHARACTERISTICS

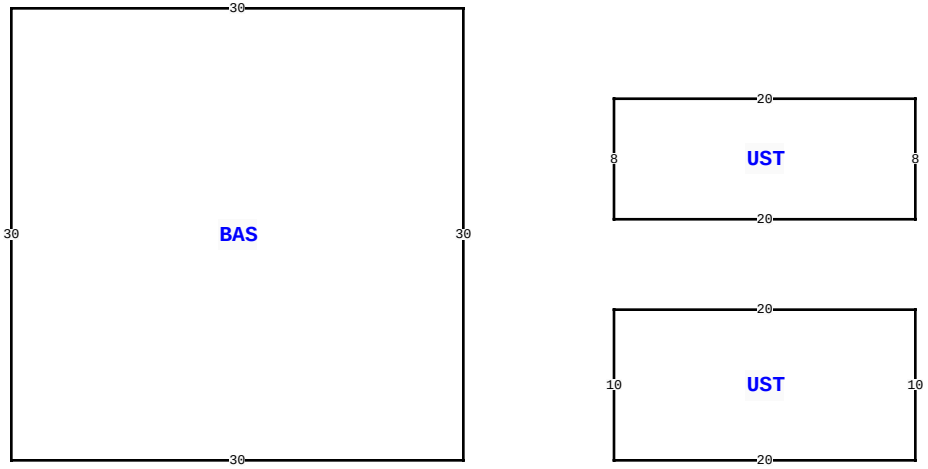
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4200	HEAVY INDUSTRL
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100		900	66,750
UST	160	40		64	4,746
UST	200	40		80	5,934
TOTALS	1,260			1,044	77,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,044	130.1580	96.32	100,558	2005	2005	0	0	0	23.00	77.00

15 OFFICE LOW 0% - 0 Heated Area: 900 HX Base Yr



834 NW JOHNSON ST, LAKE CITY

BLD DATE		LGL DATE	06/23/2021 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 11 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	3,298,766
TOTAL MARKET OB/XF VALUE	429,323
TOTAL LAND VALUE - MARKET	813,279
TOTAL MARKET VALUE	4,541,368
SOH/AGL Deduction	0
ASSESSED VALUE	4,541,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,541,368
TOTAL JUST VALUE	4,541,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,541,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/1262	5/14/1997	WD	U	I	14	1,452,000
GRANTOR: JOE H ANDERSON JR						
GRANTEE: ANDERSON-COLUMBIA						
0515/0618	8/01/1983	WD	Q	I		200,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 S30 E30 N30 $
UST=[ORIG=10,30] N10 E20 S10 W20 $
UST=[ORIG=10,14] N8 E20 S8 W20 $
PTR=[ORIG=0,30] E10 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/24/2026 BY robin Total Acres: 114.62 Total Land Value: 813,279 Market: 0 Agricultural: 0 Common: 813,279 PRINTED 11/16/2026 BY SYS

BEG NW COR OF SW1/4 OF NE1/4,
RUN E ALONG S R/W JOHNSON ST
425.47 FT, SE 86.10 FT, CONT

ANDERSON COLUMBIA CO INC
7557 RAMBLER ROAD ST 1000
DALLAS, TX 75231-2301

2027

19-3S-17-05123-000

BUILDING CHARACTERISTICS

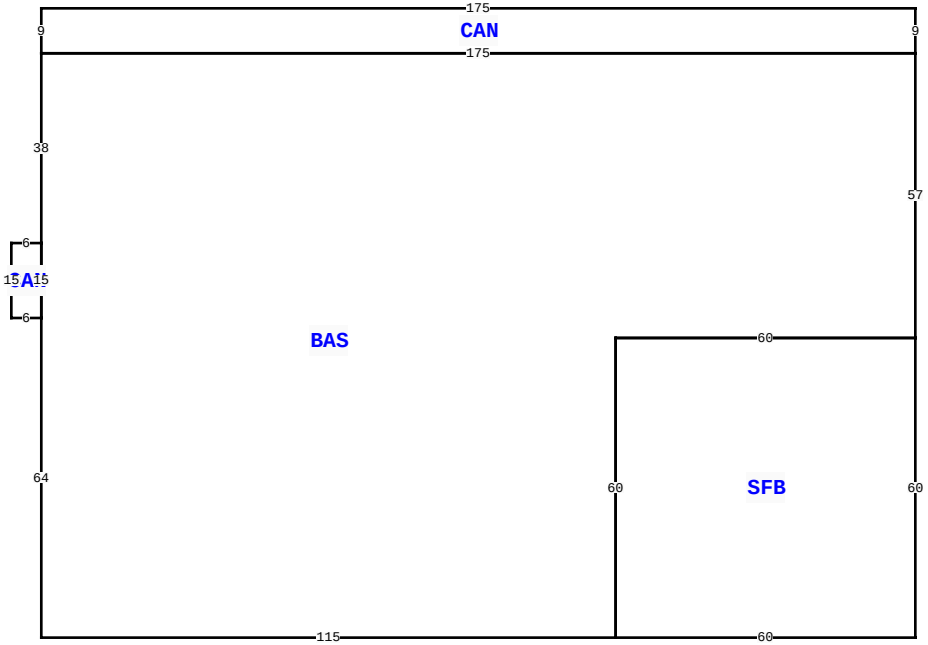
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	27	PREFIN MTL 50
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		23 100
Frame	05	STEEL 100
Story Height		14 100
RMS		40 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	4200	HEAVY INDUSTRL
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	16,875	100		16,875	1,697,274
CAN	90	30		27	2,716
CAN	1,575	30		472	47,473
SFB	3,600	80		2,880	289,668
TOTALS	22,140			20,254	2,037,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	20,254	141.5812	104.77	2,122,012	2020	2020	0	0	0	4.00	96.00

16 OFFICE LOW 0% - 2021 Heated Area: 20475 HX Base Yr



834 NW JOHNSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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ASSESSED VALUE	4,541,368
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,541,368
TOTAL JUST VALUE	4,541,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,541,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0839/1262	5/14/1997	WD	U	I	14	1,452,000
GRANTOR: JOE H ANDERSON JR						
GRANTEE: ANDERSON-COLUMBIA						
0515/0618	8/01/1983	WD	Q	I		200,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=40,-7] S38 S15 S64 E115 N60 E60 N57 W175
$SFB=[ORIG=155,50] E60 S60 W60 N60 $CAN=[ORIG=40,-16] E175 S9 W175 N9 $CAN=[ORIG=34,31] E6 S15 W6 N15 $.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/24/2026 BY robin Total Acres: 114.62 Total Land Value: 813,279 Market: 0 Agricultural: 0 Common: 813,279 PRINTED 11/16/2026 BY SYS

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2027

19-3S-17-05123-000

BUILDING CHARACTERISTICS

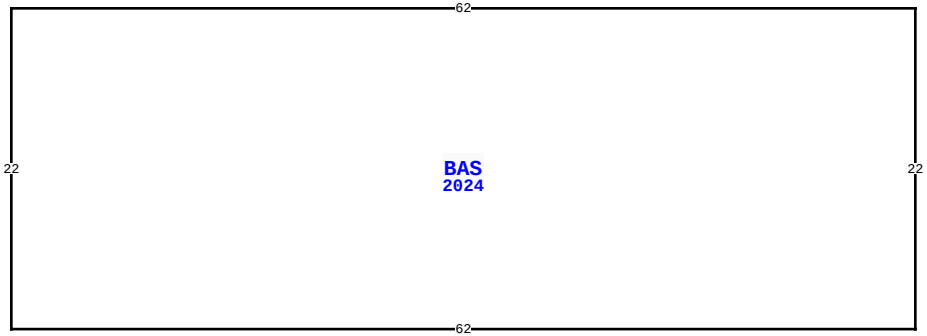
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	00	N/A 100
Story Height		N/A 100
RMS		3 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	4200	HEAVY INDUSTRL
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	2024	1,364	76,419
TOTALS	1,364			1,364	76,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	02	1,364	113.0000	83.62	114,058	2000	2000	0	0	0	33.00	67.00

17 OFFICE LOW 0% - 2024 Heated Area: 1364 HX Base Yr



834 NW JOHNSON ST, LAKE CITY

BLD DATE		LGL DATE	06/23/2021 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 13 of 13 2

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TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	4,541,368
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,541,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: JOE H ANDERSON JR						
GRANTEE: ANDERSON-COLUMBIA						
0515/0618	8/01/1983	WD	Q	I		200,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,0] S22 E62 N22 W62 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/24/2026 BY robin Total Acres: 114.62 Total Land Value: 813,279 Market: 0 Agricultural: 0 Common: 813,279 PRINTED 11/16/2026 BY SYS