(AKA PART OF LOT 26 BIG OAKS S/D
COMM NW COR SEC, RUN S 1805.12 F
S 371.73 FT, N 84 DEG E 112.45 F

PRATER JASON D
149 RAINBOW DR 4948
LIVINGSTON, TX 77399

2027

26-5S-16-03717-137

BUILDING CHARACTERISTICS

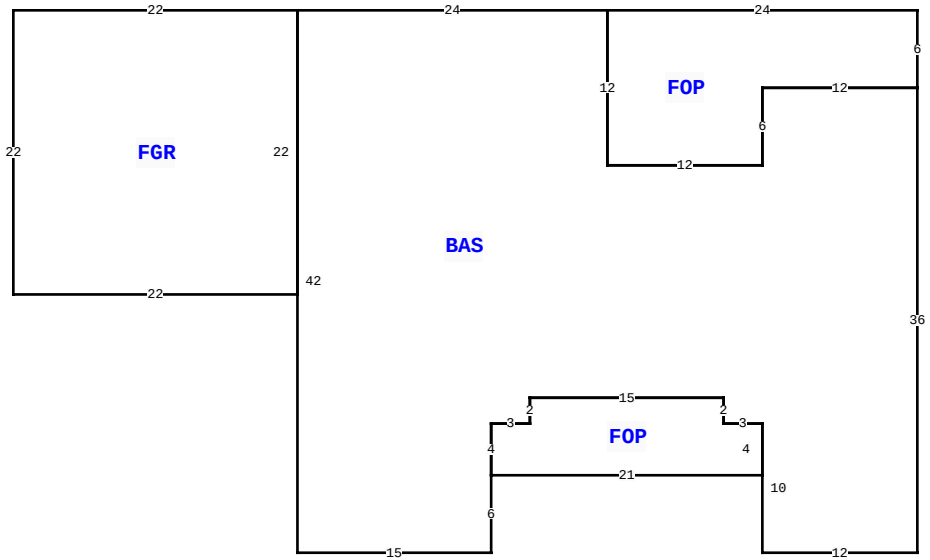
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	195,437
FGR	484	55		266	33,324
FOP	114	30		34	4,260
FOP	216	30		65	8,143
TOTALS	2,374			1,925	241,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,925	126.5418	139.20	267,960	2007	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2023 Heated Area: 1560 HX Base Yr



1099 SW WATSON ST, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	576.00	UT	3.00	3.00	100	2007	2007	3	100	1,728	
3	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	241,164
TOTAL MARKET OB/XF VALUE	6,528
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	287,692
SOH/AGL Deduction	0
ASSESSED VALUE	287,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	287,692
TOTAL JUST VALUE	287,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000025496	New Residential C	0	04/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/2285	7/07/2022	WD	Q	I	01	320,000
GRANTOR: SERABALLS STEPHEN						
GRANTEE: PRATER JASON D						
1317/1866	6/22/2016	WD	U	V	11	100
GRANTOR: KIMBERLY BENNETT (NKA						
GRANTEE: STEPHEN SERABALLS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FGR= W22 S22 E22 N22$ S42 E15 N6 FOP= E21 N4 W3 N2 W15 S2 W3 S4$ N4 E3 N2 E15 S2 E3 S10 E12 N36 FOP= N6 W24 S12 E12 N6 E12$ W12 S6 W12 N12$.

LAND DESCRIPTION

TOTAL OB/XF 6,528

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	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							

REVIEW DATE 03/13/2026 BY JB Total Acres: 2.50 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS