BEG AT SW COR OF LOT 28, ARBOR G
LAKES, SW 164.16 FT TO E R/W OF
ALONG R/W 125.39 FT, NE 163.08 F

LOPEZ CRISTIAN/LOPEZ MACKENZIE
652 RS COUNTY ROAD 4254
POINT, TX 75472

2027

28-3S-16-02372-636

BUILDING CHARACTERISTICS

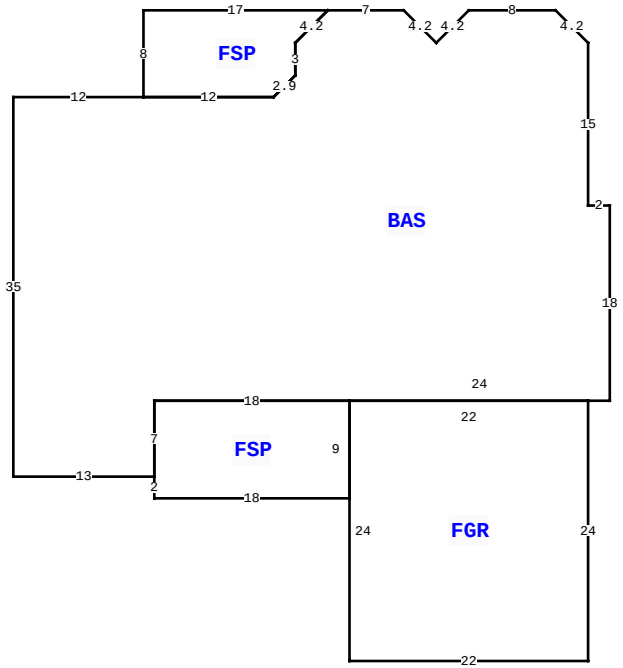
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	28316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,811	100		1,811	177,829
FGR	528	55		290	28,476
FSP	115	40		46	4,517
FSP	162	40		65	6,383
TOTALS	2,616			2,212	217,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	116.9190	128.61	284,485	2003	2003	0	0	0	23.65	76.35

1 SINGLE FAM 0% - 2026 Heated Area: 1811 HX Base Yr



720 NW ZACK DR, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	217,204
TOTAL MARKET OB/XF VALUE	21,688
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	273,892
SOH/AGL Deduction	0
ASSESSED VALUE	273,892
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,892
TOTAL JUST VALUE	273,892
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	277,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049475	Roof Replacement	30,271	03/21/2024
21177	POOL	185	10/17/2003
20770	SFR	321	07/07/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1345	9/27/2022	WD	Q	I	01	335,000
GRANTOR: SOBEL SHELDON L						
GRANTEE: LOPEZ CRISTIAN						
0985/0722	5/05/2003	WD	Q	V		21,500
GRANTOR: DDP CORP						
GRANTEE: SOBEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S35 E13 FSP= S2 E18 N9 W18 S7$ N7 E18 FGR= S24 E22 N24 W22$ E24 N18 W2 N15 L3 U3 W8 D3 L3 L3 U3 W7 FSP= W17 S8 E12 R2 U2 N3 R3 U3 $ D3 L3 S3 D2 L2 W12$.

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	0280	POOL R/CON	0	0	0	0	428.00	UT	70.00	70.00	100	2003	2003	3	40	11,984	
2	0166	CONC,PAVMT	0	0	0	0	892.00	UT	2.00	2.00	100	2003	2003	3	100	1,784	
3	0282	POOL ENCL	0	0	33	40	1,320.00	UT	15.00	15.00	100	2004	2004	3	40	7,920	

LAND DESCRIPTION

TOTAL OB/XF 21,688

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/16/2024 BY JS Total Acres: 0.53 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS