COMM NW COR OF SW1/4 OF SW1/4, R
FT FOR POB, RUN S 420.35 FT, E 1
N 25.13 FT, CONT NW ALONG CURVE

SARGENT MICHAEL ROBERT/INKLEBARGER LOIS E
17888 FM 2755
LAVON, TX 75166

2027

29-3S-16-02383-102

BUILDING CHARACTERISTICS

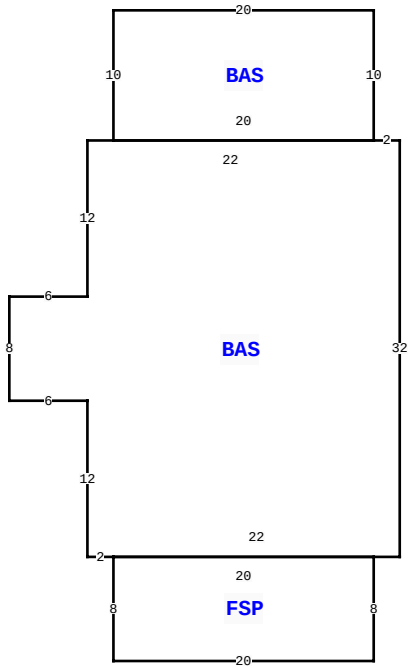
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	29316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	16,371
BAS	816	100		816	66,793
FSP	160	40		64	5,239
TOTALS	1,176			1,080	88,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,080	114.4800	125.93	136,004	1955	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1016 HX Base Yr



178 NW FAT CAT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	88,403
TOTAL MARKET OB/XF VALUE	2,300
TOTAL LAND VALUE - MARKET	17,955
TOTAL MARKET VALUE	108,658
SOH/AGL Deduction	0
ASSESSED VALUE	108,658
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,658
TOTAL JUST VALUE	108,658
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32356	MAINT/ALTR	30	10/03/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/1365	11/19/2024	WD	U	I	11	100
GRANTOR: SARGENT MICHAEL ROBER						
GRANTEE: SARGENT MICHAEL ROB						
1521/332	8/13/2024	WD	Q	I	01	135,000
GRANTOR: GUTHRIE PAUL						
GRANTEE: SARGENT MICHAEL ROB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 BAS= N10 W20 S10 E20$ W22 S12 W6 S8 E6 S12 E2 FSP= S8 E20 N8 W20$ E22 N32 $.

LAND DESCRIPTION

TOTAL OB/XF 2,300

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	0.95	AC		1.00	1.00	1.05	18,000.00	18,900.00	17,955							

REVIEW DATE 10/25/2024 BY TP Total Acres: 0.95 Total Land Value: 17,955 Market: 0 Agricultural: 0 Common: 17,955 PRINTED 11/16/2026 BY SYS