COMM INTERS OF S LINE OF SEC &
W R/W US-441, RUN N 16 DEG W
1052.6 FT FOR POB, THENCE S 73

NADEAU WILLIAM/NADEAU BONNIE JEAN
15340 N HIGHWAY 68
SAINT JAMES, MO 65559

2026

31-1N-17-04458-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	900117.00 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

18030 N US HIGHWAY 441 , WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	22,470
TOTAL MARKET VALUE	22,470
SOH/AGL Deduction	0
ASSESSED VALUE	22,470
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,470
TOTAL JUST VALUE	22,470
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1304/0292	11/09/2015	QC	U	V	30	100
GRANTOR: WILLIAM NADEAU						
GRANTEE: WILLIAM & BONNIE JE						
1304/0283	7/28/2015	QC	U	V	11	100
GRANTOR: KERRY L HUTCHINGS & W						
GRANTEE: WILLIAM NADEAU						

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

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
1	0000	C	VAC RES	0			0.00	0.00	7.49	AC		1.00	1.00	1.00	3,000.00	3,000.00	22,470							

REVIEW DATE 07/15/2015 BY DF Total Acres: 7.49 Total Land Value: 22,470 Market: 0 Agricultural: 0 Common: 22,470 PRINTED 06/08/2026 BY SYS