COMM INTERS OF S LINE OF SEC
& W R/W OF US 441, RUN N 16
DEG W ALONG R/W 1182.60 FT FOR

NADEAU WILLIAM/NADEAU BONNIE J
15340 N HIGHWAY 68
SAINT JAMES, MS 65559-8442

2026

31-1N-17-04459-001

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

18108 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	7,000
TOTAL LAND VALUE - MARKET	9,328
TOTAL MARKET VALUE	16,328
SOH/AGL Deduction	0
ASSESSED VALUE	16,328
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,328
TOTAL JUST VALUE	16,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1326/1659	11/11/2016	TR	U	I	19	100
GRANTOR: ALEXANDER SMITH (TRST						
GRANTEE: WILLIAM & BONNIE J						
1326/1657	10/15/2016	QC	U	I	11	100
GRANTOR: ANGELA D NORRIS						
GRANTEE: WILLIAM & BONNIE J						

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
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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		A-1	0.00	0.00	0.88	AC		1.00	1.00	1.00	10,600.00	10,600.00	9,328							

REVIEW DATE 09/11/2015 BY DF Total Acres: 0.88 Total Land Value: 9,328 Market: 0 Agricultural: 0 Common: 9,328 PRINTED 05/12/2026 BY SYS