

(AKA PRCL "D" PAUL BRYAN'S  
S/D UNREC DESC AS):  
COMM INTERS OF N LINE OF S1/2

NADEAU WILLIAM/NADEAU BONNIE JEAN  
15340 N HIGHWAY 68  
SAINT JAMES, MO 65559-8442

2026

31-1N-17-04460-104



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				<b>VALUATION BY</b> Tax Group: 3 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 60,030 <b>TOTAL MARKET VALUE</b> 60,030 <b>SOH/AGL Deduction</b> 2,801 <b>ASSESSED VALUE</b> 57,229 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 57,229 <b>TOTAL JUST VALUE</b> 60,030 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 52,026																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1304/0292</td> <td>11/09/2015</td> <td>QC</td> <td>U</td> <td>V</td> <td>30</td> <td>100</td> </tr> <tr> <td colspan="7">GRANTOR: WILLIAM NADEAU</td> </tr> <tr> <td colspan="7">GRANTEE: WILLIAM &amp; BONNIE JE</td> </tr> <tr> <td>1304/0287</td> <td>7/28/2015</td> <td>QC</td> <td>U</td> <td>V</td> <td>30</td> <td>90,000</td> </tr> <tr> <td colspan="7">GRANTOR: KERRY L, WILLIAM A &amp;</td> </tr> <tr> <td colspan="7">GRANTEE: WILLIAM NADEAU (MAR</td> </tr> </tbody> </table>										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							1304/0287	7/28/2015	QC	U	V	30	90,000	GRANTOR: KERRY L, WILLIAM A &							GRANTEE: WILLIAM NADEAU (MAR						
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L N	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																																																														
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<b>REVIEW DATE</b> 07/15/2015 <b>BY</b> DF    Total Acres: 20.01    Total Land Value: 60,030    Market: 0    Agricultural: 0    Common: 60,030 <b>PRINTED 06/08/2026 BY SYS</b>																																																																														