COMM SW COR OF NE1/4 OF SW1/4,
RUN E 252.6 FT TO ACL RR R/W,
NE ALONG RR 211.70 FT FOR POB,

FLORIDA GAS TRANSMISSION COMPANY
2424 RIDGE RD
ROCKWALL, TX 75087

2026

31-3S-17-05960-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	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

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,448
TOTAL MARKET VALUE	5,448
SOH/AGL Deduction	1,653
ASSESSED VALUE	3,795
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,795
TOTAL JUST VALUE	5,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,450

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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		CG	50.00	75.00	3,632.00	SF		1.00	1.00	1.00	1.50	1.50	5,448							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.08 Total Land Value: 5,448 Market: 0 Agricultural: 0 Common: 5,448 PRINTED 06/22/2026 BY SYS