LOT 8 BLK F MELROSE PARK S/D.
448-233, 681-492, WD 1198-509, W

WILLIAMS BRANDON/MURRAY IRENE
2435 S FREDONIA ST
NACOGDOCHES, TX 75964

2027

33-3S-17-06640-000

BUILDING CHARACTERISTICS

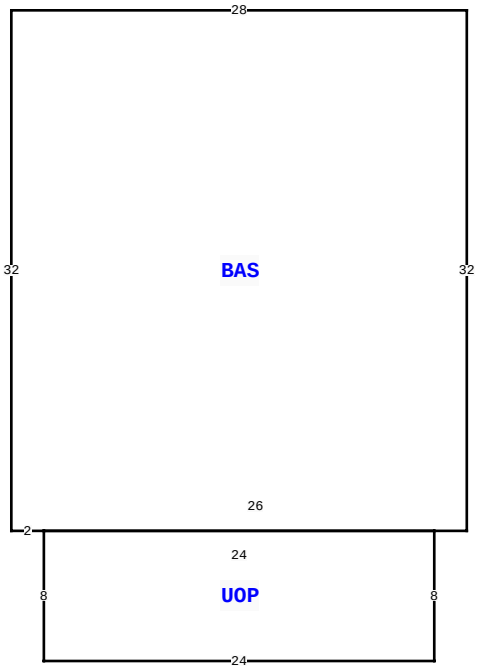
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.110	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	47,186
UOP	192	20		38	2,001
TOTALS	1,088			934	49,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	934	87.0480	95.75	89,430	1948	1948	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 896 HX Base Yr



423 SE LOMOND AVE, LAKE CITY

BLD DATE		LGL DATE	
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	49,186
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,640
TOTAL MARKET VALUE	55,826
SOH/AGL Deduction	0
ASSESSED VALUE	55,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,826
TOTAL JUST VALUE	55,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,721

LAND:1:1: 5,250SF=1 ADJ ASSESSED LOT ADJ4;NON-BLDA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30949	MAINT/ALTR	0	04/17/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/1411	4/07/2026	WD	U	I	11	100
GRANTOR: TRAVIS AND AMY INVEST						
GRANTEE: WILLIAMS BRANDON						
1287/1033	1/06/2015	WD	U	I	30	30,000
GRANTOR: WILBUR L HUNTER & JOY						
GRANTEE: TRAVIS AND AMY INVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S32 E2 UOP= S8 E24 N8 W24$ E26 N32$.

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	0100	C	SFR	0		RSF/MH	50.00	105.00	1.00	LT		1.00	1.00	0.80	8,300.00	6,640.00	6,640							

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.12 Total Land Value: 6,640 Market: 0 Agricultural: 0 Common: 6,640 PRINTED 11/17/2026 BY SYS