COMM NW COR OF SW1/4 OF SW1/4, E
POB, NE 45.15 FT, E 25.63 FT, S
FT, E 61.47 FT, S 6 DEG W 260.11

BEECHEM DANNY/BEECHEM JULIE
6750 FM 438, STE 500
TROY, TX 76579

2027

34-3S-16-02465-015

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00	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

443 SW PINEMOUNT RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	51,862
TOTAL LAND VALUE - MARKET	67,688
TOTAL MARKET VALUE	119,550
SOH/AGL Deduction	0
ASSESSED VALUE	119,550
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,550
TOTAL JUST VALUE	119,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/1880	12/21/2022	WD	Q	V	01	113,500
GRANTOR: TALMADGE WILLIAM R						
GRANTEE: BEECHEM DANNY						
1449/1992	10/08/2021	WD	Q	V	01	89,000
GRANTOR: LITTLE POND FARM LAND						
GRANTEE: TALMADGE WILLIAM R						

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	0280	POOL R/CON	0	0	0	0	756.00	UT	70.00	70.00	100	2026	2025		98	51,862	

LAND DESCRIPTION

TOTAL OB/XF 51,862

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	9901	C	AC/XFOB	0			0.00	0.00	3.61	AC		1.00	1.00	1.25	15,000.00	18,750.00	67,688							

REVIEW DATE 10/21/2025 BY HC — Total Acres: 3.61 — Total Land Value: 67,688 — Market: 0 — Agricultural: 0 — Common: 67,688 — PRINTED 11/16/2026 BY SYS