

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

**2026**

34-3S-16-02465-015  


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									
																				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 51,862 INCOME VALUE PREVIOUS YEAR MKT VALUE 67,688											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN 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											
																				BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE											
TOTALS										443 SW PINEMOUNT RD, LAKE CITY																					
<b>EXTRA FEATURES</b>																															
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																
1	0280	POOL R/CON	0 0	0 0	756.00	UT	70.00	70.00	100	2026	2025		98	51,862																	
<b>LAND DESCRIPTION</b>																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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														
<b>REVIEW DATE</b> 10/21/2025 <b>BY</b> HC Total Acres: 3.61 Total Land Value: 67,688 Market: 0 Agricultural: 0 Common: 67,688 <b>PRINTED 06/19/2026 BY SYS</b>																															