THE S 190 FT OF E1/2 OF NE1/4 OF OF SE1/4.

DRAKER DAVID LAWRENCE/DRAKER ALYSON GEORGINA
1951 MONTEREY COURT
ROLLA, MO 65401

2027

35-6S-16-04070-007

BUILDING CHARACTERISTICS

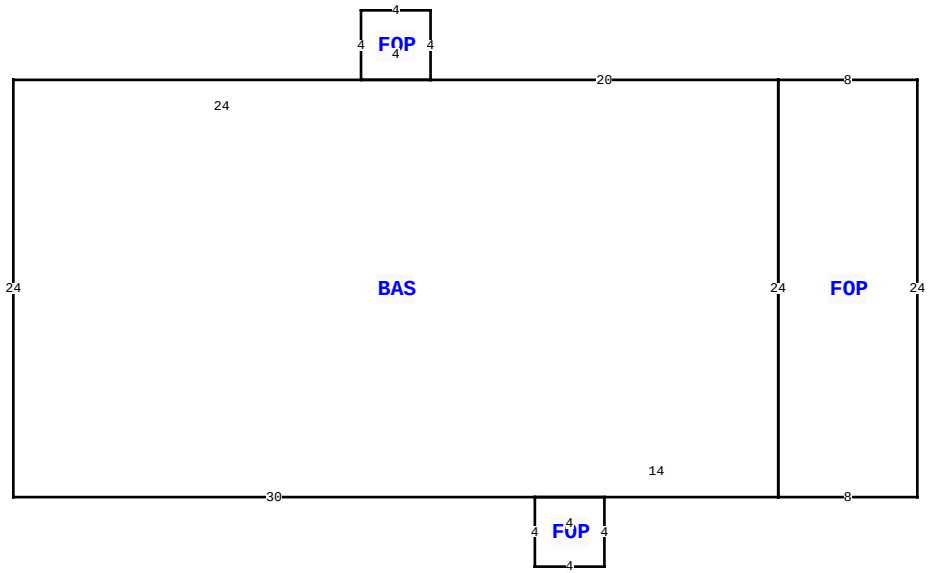
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35616.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	80,714
FOP	16	30		5	382
FOP	16	30		5	382
FOP	192	30		58	4,433
TOTALS	1,280			1,124	85,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,124	106.8960	117.59	132,171	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1056 HX Base Yr



222 SW HAWTHORNE TER, FORT WHITE

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	400	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	85,911
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	25,920
TOTAL MARKET VALUE	113,031
SOH/AGL Deduction	0
ASSESSED VALUE	113,031
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,031
TOTAL JUST VALUE	113,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,587

SALE:1:3: IS PRETTY CERTAIN THAT DR-219 IS CORRECT

SALE:1:2: SAYS 419.30, MARCELL CALLED TO SAY THAT

SALE:1:1: DR-219 FORM HAS DOC STAMPS OF $412.30, D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15409	REMODEL	0	04/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/2325	6/15/2018	WD	U	I	37	123,600
GRANTOR: KATHERINE PRUDEN						
GRANTEE: DAVID LAWRENCE & AL						
1341/0981	7/26/2017	QC	U	I	11	100
GRANTOR: JAMES A DRAKER						
GRANTEE: KATHERINE PRUDEN						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= E8 S24 W8 N24$ BAS= W20FOP= N4 W4 S4 E4 $ W24 S24
E30FOP= S4 E4 N4 W4$ E14 N24$.

LAND DESCRIPTION

TOTAL OB/XF 1,200

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		A-1	0.00	0.00	1.44	AC		1.00	1.00	1.00	18,000.00	18,000.00	25,920							

REVIEW DATE 05/29/2026 BY NH Total Acres: 1.44 Total Land Value: 25,920 Market: 0 Agricultural: 0 Common: 25,920 PRINTED 11/17/2026 BY SYS