COMM NE COR OF NW1/4 OF SW1/4,
RUN W 700.43 FT FOR POB, RUN W
180.00 FT, S 6 DG W 244.13 FT,

SKOWRON SEAN M/SKOWRON AMY M
3832 SPENCER ST
FORT WORTH, TX 76244

2027

36-4S-16-03338-002

BUILDING CHARACTERISTICS

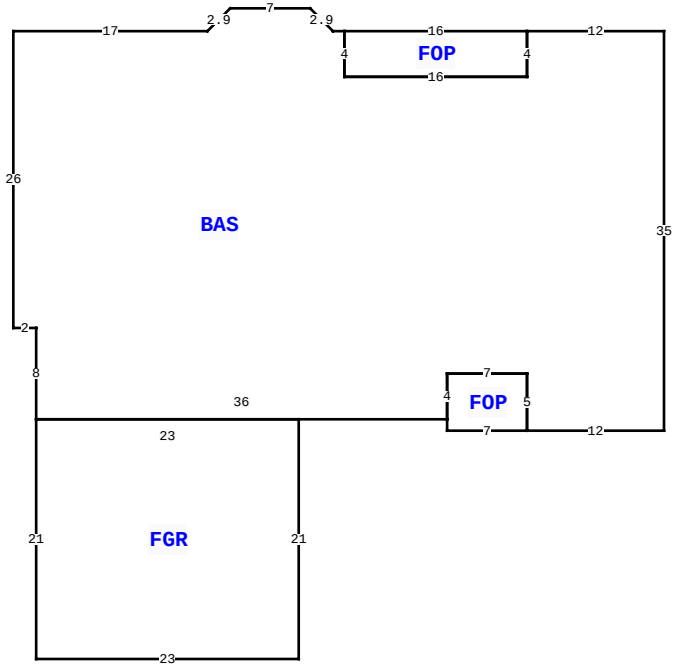
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	200,622
FGR	483	55		266	28,691
FOP	35	30		10	1,078
FOP	64	30		19	2,049
TOTALS	2,442			2,155	232,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,155	126.6507	139.32	300,235	2004	2004	0	0	0	22.58	77.42

1 SINGLE FAM 0% - 2024 Heated Area: 1860 HX Base Yr



390 SW SMITH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	568.00	UT	2.00	2.00	100	2004	2004	3	100	1,136	
3	0258	PATIO	0	0	18	26	468.00	UT	2.25	2.25	100	2009	2009	3	100	1,053	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
5	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	232,442
TOTAL MARKET OB/XF VALUE	4,189
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	256,631
SOH/AGL Deduction	0
ASSESSED VALUE	256,631
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,631
TOTAL JUST VALUE	256,631
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	260,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21632	SFR	508	03/18/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1363/1731	6/22/2018	QC	U	I	11	73,300
GRANTOR: SEAN M SKOWRON						
GRANTEE: SEAN M & AMY M SKOW						
1188/2041	1/28/2010	WD	U	I	11	0
GRANTOR: SEAN M & KRISTI J SKO						
GRANTEE: SEAN M SKOWRON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= W16 S4 E16 N4$ S4 W16 N4 W1 L2 U2 W7 D2 L2 W17 S26 E2 S8 FGR= S21 E23 N21 W23$ E36 FOP= S1 E7 N5 W7 S4$ N4 E7 S5 E12 N35$.

LAND DESCRIPTION

TOTAL OB/XF 4,189

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/27/2026 BY JB Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS