

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

2026

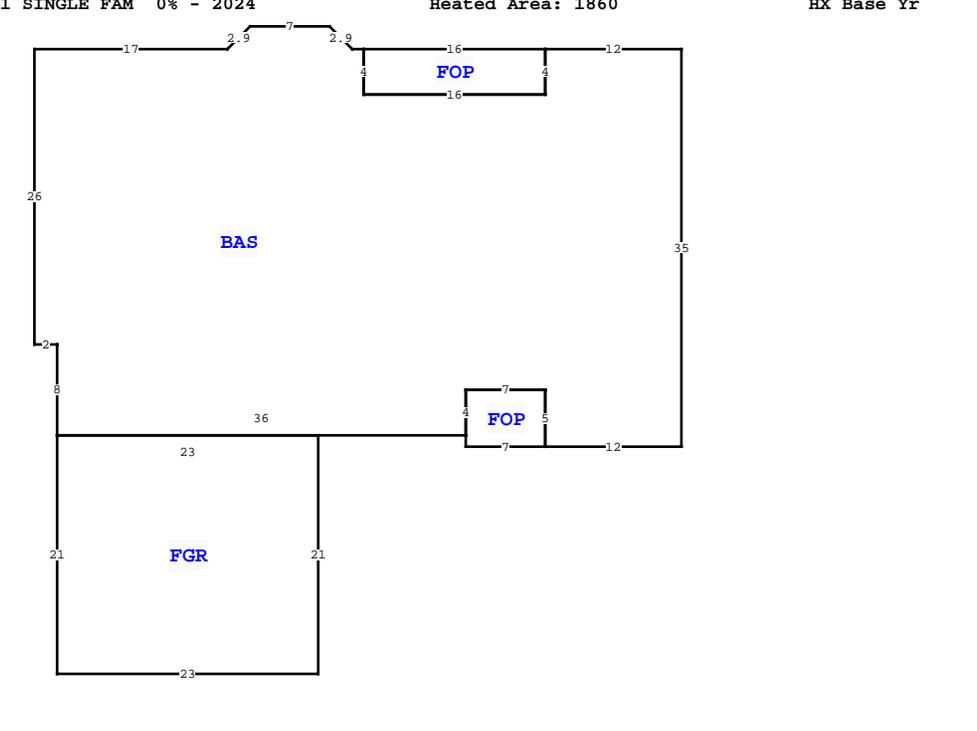
36-4S-16-03338-002



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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

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	141.85	305,687	2004	2004	0	0	22.58	77.42	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			236,663
TOTAL MARKET OB/XF VALUE			4,189
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			260,852
SOH/AGL Deduction			0
ASSESSED VALUE			260,852
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			260,852
TOTAL JUST VALUE			260,852
NCON VALUE			800
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			261,353



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	204,266
FGR	483	55		266	29,212
FOP	35	30		10	1,099
FOP	64	30		19	2,086
TOTALS	2,442			2,155	236,663

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						

EXTRA FEATURES																
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	0190	FPLC PF	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	568.00	UT	2.00	2.00	100	2004	2004	3	100	1,136	
3	0258	PATIO	0	0	18	26	UT	2.25	2.25	100	2009	2009	3	100	1,053	
4	0294	SHED WOOD/	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
5	0296	SHED METAL	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

TOTAL OB/XF													4,189			
390 SW SMITH LN, LAKE CITY																
BLD DATE														LGL DATE	04/16/2026	MLU
XF DATE														LAND DATE		
INC DATE														AG DATE		

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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								