LOT 5 & 6 GREENWOOD S/D

470-450, DC 770-294, 878-813, PB

LYNG KEVIN MICHAEL/HUSSEY BERNADETTE MARY TERESA
4821 E NASA PARKWAY #5SW
SEABROOK, TX 77586

2023

16-4S-17-08382-305

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

## BUILDING CHARACTERISTICS

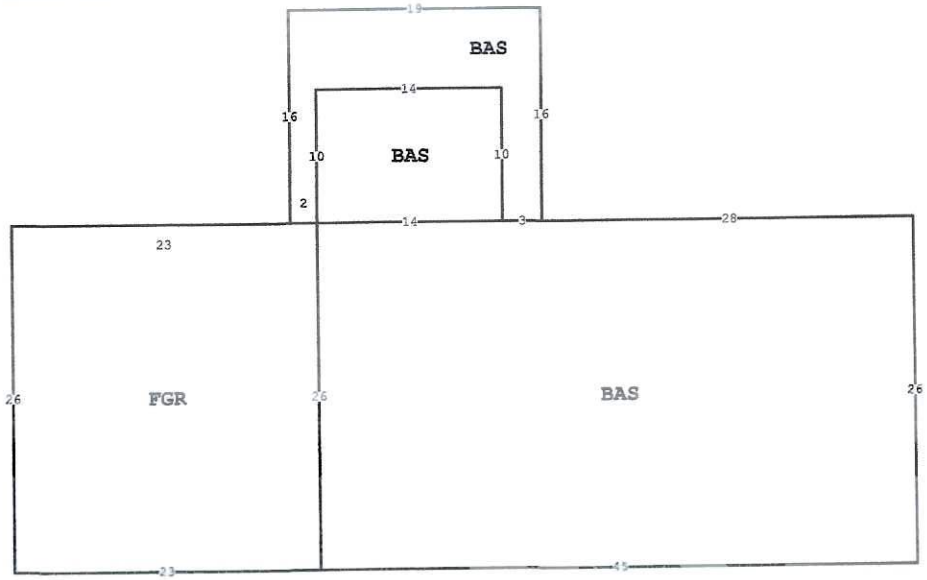
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 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 06 |
| NEIGHBORHOOD/LOC | 16417.080 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 140 | 100 | 140 | 10,094 |
| BAS | 164 | 100 | 164 | 11,824 |
| BAS | 1,170 | 100 | 1,170 | 84,354 |
| FGR | 598 | 55 | 329 | 23,720 |
| TOTALS | 2,072 | | 1,803 | 129,993 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,803 | 115.5420 | 110.92 | 199,989 | 1981 | 1981 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM - 0% - 2023 Heated Area: 1474 HX Base Yr




358 SE APACHE WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 129,993 |
| TOTAL MARKET OB/XF VALUE | 1,150 |
| TOTAL LAND VALUE - MARKET | 33,300 |
| TOTAL MARKET VALUE | 164,443 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 164,443 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 164,443 |
| TOTAL JUST VALUE | 164,443 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19216 | ADDN SFR | 87 | 02/12/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1480/191 | 11/28/2022 | PB | U | I | 18 | 0 |

GRANTOR: GUYOT ANN

GRANTEE: LYNG KEVIN MICHAEL

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W28 BAS= N16 W19 S16 E2 N10 E14 S10 E3$ W3 BAS= N10 W14 S10 E14$ W14 FGR= W23 S26 E23 N26$ S26 E45 N26$.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 750 | |
| 2 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 50 | |
| 4 | 0258 | PATIO | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 50 | |

TOTAL OB/XF 1,150

## LAND DESCRIPTION

| 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 | 2.00 | LT | | 1.00 | 1.00 | 0.90 | 18,500.00 | 16,650.00 | 33,300 | | | | | | | |

REVIEW DATE 05/03/2017 BY DFRP Total Acres: 1.00 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 06/21/2023 BY SYS