LOTS 139,140,141,& 142 UNIT 18 T
ESTATES.

FREIBERT ABBY/FREIBERT DAVID
2063 MANOR DRIVE
LEXINGTON, KY 40502

2026

00-00-00-01123-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

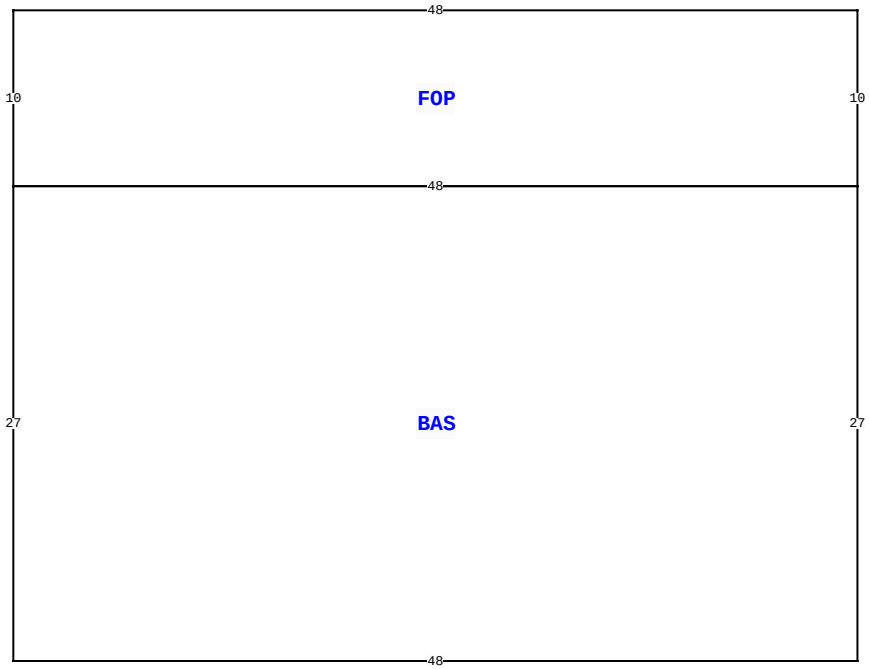
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	100000.18	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	79,128
FOP	480	35		168	10,258
TOTALS	1,776			1,464	89,385

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,464	118.1000	111.01	162,519	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 0% - 2021 Heated Area: 1296 HX Base Yr



551 SW WASHINGTON AVE, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	89,385
TOTAL MARKET OB/XF VALUE	29,512
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	166,897
SOH/AGL Deduction	0
ASSESSED VALUE	166,897
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,897
TOTAL JUST VALUE	166,897
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,897

PRMT:1:1: TVL TRL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18680	M H	125	08/31/2001
14477	M H	75	09/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/0787	10/06/2020	WD	Q	I	01	139,000
GRANTOR: JULE B & MILLIE G MCG						
GRANTEE: ABBY &DAVID FREIBER						
0861/2362	6/26/1998	WD	Q	V		9,000
GRANTOR: IRENE VAUTROT						
GRANTEE: MCGHEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 N27$ FOP= N10 W48 S10 E48$.

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	12	16	192.00	UT	3.50	3.50	100	1993	1993	3	100	672	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
5	0210	GARAGE U	0	0	30	36	1,080.00	UT	18.00	18.00	100	2006	2006	3	100	19,440	
6	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2006	2006	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 29,512

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	0200	C	MBL HM	0		A-1	0.00	0.00	4.00	LT		1.00	1.00	0.60	20,000.00	12,000.00	48,000							

REVIEW DATE 01/11/2016 BY DF Total Acres: 3.64 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 10/07/2025 BY SYS