COMM SE COR OF NW1/4, N 240 FT F
840 FT, S 240 FT, W 491.81 FT, N
1331.81 FT, S 30 FT TO POB EX 1.

FREEMAN DENNIS RANDAL/FREEMAN ELIZABETH JEAN
262 SW FREEMAN GLN
LAKE CITY, FL 32024

2026

01-5S-16-03390-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

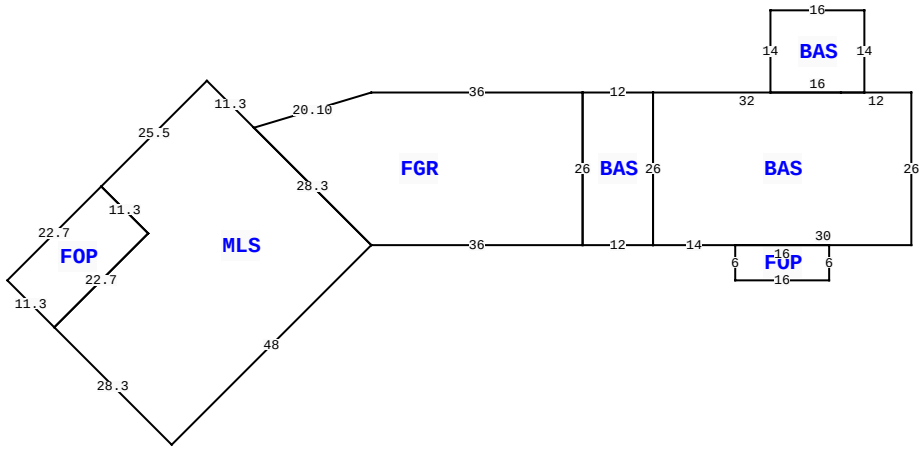
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100		224	25,992
BAS	312	100		312	36,203
BAS	1,144	100		1,144	132,744
FGR	1,196	55		658	76,351
FOP	96	30		29	3,365
FOP	256	30		77	8,935
MLS	1,648	90		1,483	172,080
TOTALS	4,876			3,927	455,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,927	107.9200	120.87	474,656	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 0 Heated Area: 3328 HX Base Yr



262 SW FREEMAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		455,670
TOTAL MARKET OB/XF VALUE		1,650
TOTAL LAND VALUE - MARKET		35,376
TOTAL MARKET VALUE		492,696
SOH/AGL Deduction		218,304
ASSESSED VALUE		274,392
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		223,670
TOTAL JUST VALUE		492,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051421	Generator	0	11/07/2024
40473	ADDN SFR	0	08/31/2020
10904	PUMP/UTPOL	30	03/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0649/0040	4/08/1988	WD	Q	V		6,800

GRANTOR: NEWMAN MARY JEAN

GRANTEE: FREEMAN DENNIS R

BUILDING NOTES

BUILDING DIMENSIONS

MLS=[ORIG=-112,6] U8L8 D18L18 D8R8 D16L16 D20R20 U34R34 U20L20 $
FGR=[ORIG=-56,0] W36 D6L20 D20R20 E36 N26 $
BAS=[ORIG=0,0] W12 W32 S26 E14 E30 N26 $
BAS=[ORIG=-44,0] W12 S26 E12 N26 $
FOP=[ORIG=-138,16] D16L16 D8R8 U16R16 U8L8 $
BAS=[ORIG=-8,0] N14 W16 S14 E16 $
FOP=[ORIG=-30,26] S6 E16 N6 W16 $
.

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	100	0	0	300.00	UT	1.50	1.50	100	1996	1996	3	100	450	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,650

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	100		A-1	0.00	0.00	2.01	AC		1.00	1.00	0.80	22,000.00	17,600.00	35,376							

REVIEW DATE 01/11/2021 BY BC Total Acres: 2.01 Total Land Value: 35,376 Market: 0 Agricultural: 0 Common: 35,376 PRINTED 11/19/2025 BY SYS