COMM SE COR OF NW1/4, N 240 FT,
POB, S 190.65 FT, W 46.44 FT, S
197.03 FT, N 236.83 FT, E 244.03

FREEMAN SAMANTHA
264 SW FREEMAN GLN
LAKE CITY, FL 32024

2026

01-5S-16-03390-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

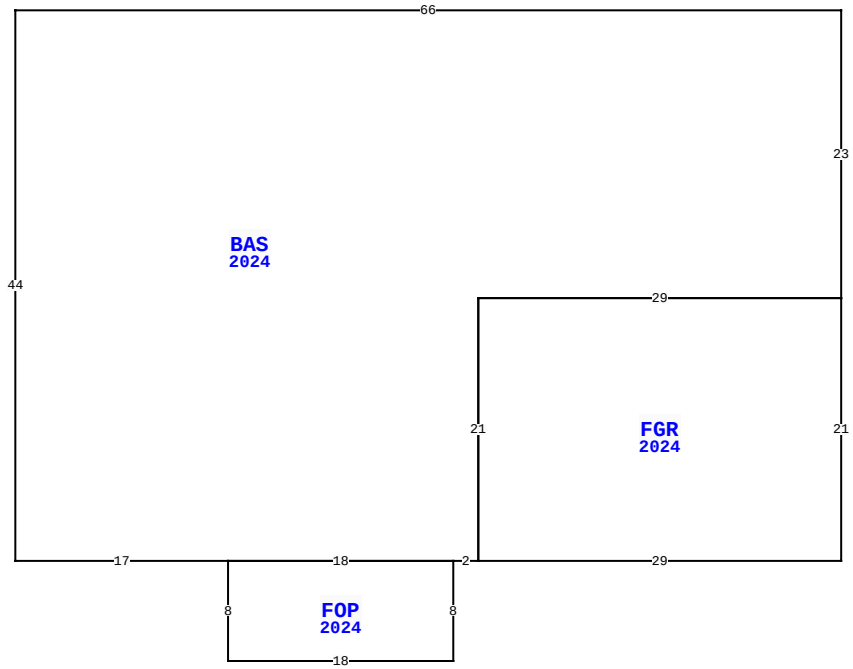
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,295	100	2024	2,295	320,430
FGR	609	55	2024	335	46,772
FOP	144	30	2024	43	6,003
TOTALS	3,048			2,673	373,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,673	127.2040	142.47	380,822	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 2295 HX Base Yr 2024



264 SW FREEMAN GL, 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		373,206
TOTAL MARKET OB/XF VALUE		6,596
TOTAL LAND VALUE - MARKET		28,160
TOTAL MARKET VALUE		407,962
SOH/AGL Deduction		0
ASSESSED VALUE		407,962
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		357,240
TOTAL JUST VALUE		407,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045926	New Residential C	200,000	11/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1468/1594	5/24/2022	WD	U	I	30	100

GRANTOR: FREEMAN DENNIS RANDAL

GRANTEE: FREEMAN SAMANTHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=48,10] S44 E17 E18 E2 N21 E29 N23 W66 $
FGR=[YR=2024;ORIG=85,33] S21 E29 N21 W29 $
FOP=[YR=2024;ORIG=65,54] S8 E18 N8 W18 $
.

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	0294	SHED WOOD/	0	100	16	16	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,000	
2	0166	CONC,PAVMT	0	100	0	0	1,032.00	UT	3.00	3.00	100	2024	2023		100	3,096	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 6,596

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	1.28	AC		1.00	1.00	1.00	22,000.00	22,000.00	28,160							

REVIEW DATE 11/21/2023 BY KS Total Acres: 1.28 Total Land Value: 28,160 Market: 0 Agricultural: 0 Common: 28,160 PRINTED 11/07/2025 BY SYS