

ALL OF THE FOLLOWING LYING IN SE
COMM NE COR OF NW1/4, W 49.95 FT
FT, S 26 DEG W 279.26 FT, N 243.

FREWIN GREGORY R/FREWIN ALANNA L
450 SE HALDEN CT
LAKE CITY, FL 32025

2026

14-4S-17-08339-002



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																					
																VALUATION BY																							
																STANDARD																							
						Tax Group: 3										Tax Dist:																							
						BUILDING MARKET VALUE										0																							
						TOTAL MARKET OB/XF VALUE										0																							
						TOTAL LAND VALUE - MARKET										24,000																							
						TOTAL MARKET VALUE										24,000																							
						SOH/AGL Deduction										0																							
						ASSESSED VALUE										24,000																							
						TOTAL EXEMPTION VALUE										0																							
DOR CODE						0000				VACANT																													
MAP NUM										MKT AREA				02																									
NEIGHBORHOOD/LOC						14417.00				1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
TOTALS																																							
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																							
LAND DESCRIPTION						TOTAL OB/XF										0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	0000	C	VAC RES	0		A-1	0.00	0.00	3.20	AC		1.00	1.00	1.00	7,500.00	7,500.00	24,000																						
REVIEW DATE						05/03/2023						BY		MLU		Total Acres: 3.20				Total Land Value: 24,000				Market: 0				Agricultural: 0				Common: 24,000				PRINTED 11/20/2025 BY SYS			