LOT 31 & 38 COUNTRY CREEK.
435-173, 431-286, LE 1336-1854

FREEMAN HOWARD DONALD/FREEMAN FRANCES D
262 SE ROB MARTIN GLN
LAKE CITY, FL 32024

2026

15-4S-17-08359-071

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

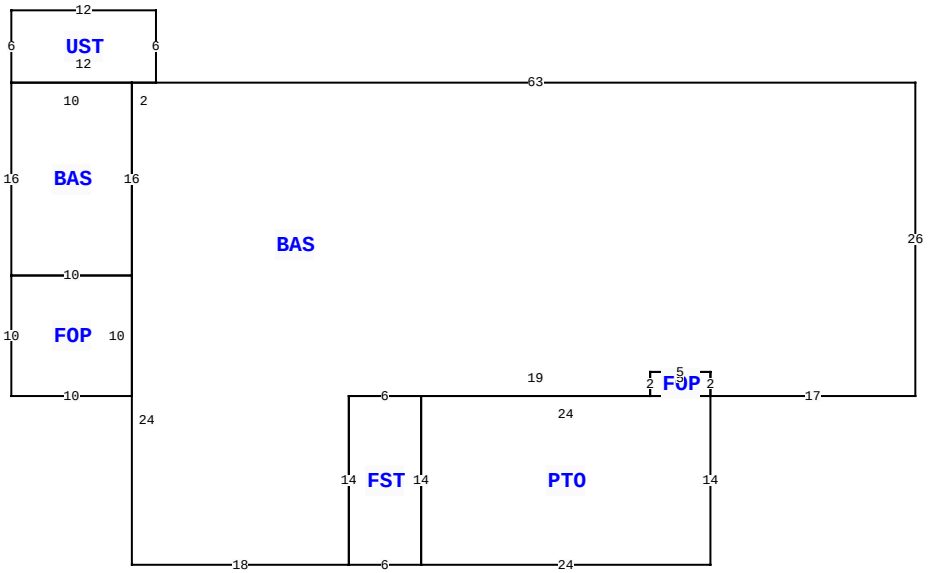
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	15417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	12,903
BAS	1,932	100		1,932	155,807
FOP	10	30		3	242
FOP	100	30		30	2,419
FST	84	55		46	3,710
PTO	336	5		17	1,371
UST	72	45		32	2,581
TOTALS	2,694			2,220	179,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,220	110.7810	124.07	275,435	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2092 HX Base Yr



256 SE PEBBLE CREEK TER, 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		179,033
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		217,933
SOH/AGL Deduction		87,042
ASSESSED VALUE		130,891
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,169
TOTAL JUST VALUE		217,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27841	MAINT/ALTR	50	05/29/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1336/1854	5/09/2017	LE	U	I	14	100

GRANTOR: HOWARD DONALD & FRANC

GRANTEE: DONALD TIMOTHY FREE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W63 UST= N6 W12 S6 E12$W2 BAS= W10 S16 E10 N16 $ S16 FOP= W10 S10 E10 N10$ S24 E18FST= E6 N14 W6 S14$ N14 E6 PTO= S14 E24 N14 W24 $ E19 FOP= E5 N2 W5 S2$ N2 E5 S2 E17 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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

REVIEW DATE 05/02/2017 BY BC Total Acres: 0.87 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/18/2025 BY SYS