

LOT 10 EASTWOOD S/D.
685-827, 744-910, 770-1357, 772-

FREEMAN JENNIFER T
172 SE SANDIA WAY
LAKE CITY, FL 32025

2026

15-4S-17-08360-160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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
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NEIGHBORHOOD/LOC	15417.050	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	121,185
FGR	480	55		264	22,852
FOP	36	30		11	952
UOP	130	20		26	2,250

TOTALS	2,046			1,701	147,239
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT 0.00	0.00
3	0130	CLFENCE 5	0	100	0	0	1.00	UT 0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	1.00

172 SE SANDIA WAY, LAKE CITY

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023 MLU

172 SE SANDIA WAY, LAKE CITY

Heated Area: 1400

HX Base Yr 2003

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT 0.00	0.00
3	0130	CLFENCE 5	0	100	0	0	1.00	UT 0.00	0.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	0	1.00	UT 1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT 0.00	0.00
3	0130	CLFENCE 5	0	100	0	0	1.00	UT 0.00	0.00

COLUMBIA COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					147,239				
TOTAL MARKET OB/XF VALUE					1,900				
TOTAL LAND VALUE - MARKET					14,800				
TOTAL MARKET VALUE					163,939				
SOH/AGL Deduction					69,206				
ASSESSED VALUE					94,733				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					44,011				
TOTAL JUST VALUE					163,939				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					163,939				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25814	MAINT/ALTR	0	05/15/2007
7321	RECONNECT	40	06/30/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1530/1079	11/10/2024	QC	U	I	11	100	
GRANTOR: FREEMAN GEORGE JR							
GRANTEE: FREEMAN JENNIFER TU							
0960/1666	8/16/2002	WD	Q	I		74,900	
GRANTOR: ECHOLS							
GRANTEE: GEORGE & JENNIFER F							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W11 UOP= N10 W13 S10 E13\$ W39 S28 E24 FOP= S6 E6 N6 W6\$ E6 FGR= S24 E20 N24 W20\$ E20 N28\$.									