

FREY FRANKLIN A/FREY MELISSA J  
439 SW GREENRIDGE LN  
LAKE CITY, FL 32025-1673

**18-4S-17-08477-111**



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall  
Roof Structur

1903

COMMON BRK 100  
GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 90

Interior Floo

08

SHT VINYL 10

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

3 100

Frame

01

NONE 100

Stories

1.

1. 100

Architectual  
Units

05

CONV 100  
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

18417.030

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

270

100

270

21,811

BAS

506

100

506

40,876

BAS

566

100

566

45,722

BAS

1,979

100

1,979

159,868

FOP

70

30

21

1,697

UGR

1,040

45

2024

468

37,806

TOTALS

4,431

3,810

307,780

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

3,810

110.9600

124.28

473,507

1980

1980

0

0

0

35.00

65.00

1 SINGLE FAM

100% - 2022

Heated Area: 3321

HX Base Yr 2022

26

40

26

40

UGR 2024

41

15

10

44

8

7

15

22

23

23

35

22

24

10

10

FOP

18

15

BAS

BAS

BAS

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

LAND:1:1: 1.05 AC MOL

PERMIT NUM

DESCRIPTION

AMT

ISSUED

000049032

Storage Building

25,000

01/17/2024

000047756

Storage Building

7,416

07/26/2023

000044510

Screen Enclosure

20,000

05/23/2022

000043706

Electrical Servic

0

02/15/2022

000042595

Remodel

152,000

08/20/2021

32313

MAINT/ALTR

35

09/22/2014

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1434/715

4/06/2021

WD Q

I

01

290,000

GRANTOR: WOOD MICHAEL WAYNE

GRANTEE: FREY FRANKLIN A

1433/1485

3/26/2021

PB U

I

18

0

GRANTOR: CLERK OF COURT

GRANTEE: WOOD MICHAEL WAYNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S41 E24 E35 N23 N8 W44 N10 \$

UGR=[YR=2024;ORIG=-95,5] E40 S26 W40 N26 \$

BAS=[ORIG=44,18] E7 N18 W51 S10 E44 S8 \$

BAS=[ORIG=44,41] E22 N23 W22 S23 \$

BAS=[ORIG=51,18] E15 N18 W15 S18 \$

FOP=[ORIG=9,41] S7 E10 N7 W10 \$

EXTRA FEATURES

409 SW GREENRIDGE LN, LAKE CITY

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023

MLU

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

1 0190

FPLC PF

0

100

0

0

1.00

UT

1,200.00

1,200.00

100

0

0

3

100

1,200

2 0258

PATIO

0

100

0

0

1.00

UT

0.00

0.00

100

0

0

3

100

400

3 0294

SHED WOOD/

0

100

0

0

1.00

UT

0.00

0.00

100

0

0

3

100

1,000

4 0294

SHED WOOD/

0

100

0

0

1.00

UT

0.00

0.00

100

0

0

3

100

600

5 0260

PAVEMENT-A

0

100

40

53

1.00

UT

0.00

0.00

100

0

0

3

100

1,272

6 0166

CONC, PAVMT

0

100

0

0

1.00

UT

0.00

0.00

100

0

0

3

100

400

7 0040

BARN, POLE

0

100

20

20

400.00

UT

2.50

2.50

100

1993

1993

3

100

1,000

8 0280

POOL R/CON

0

100

14

30

420.00

UT

70.00

70.00

100

2007

2007

3

54

15,876

9 0282

POOL ENCL

0

100

28

46

1,288.00

UT

15.00

15.00

100

2007

2007

3

40

7,728

10 0104

GENERATOR

0

100

0

0

1.00

UT

6,000.00

6,000.00

100

2023

2022

80

4,800

LAND DESCRIPTION

TOTAL OB/XF

34,276

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

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[illegible]