BEG NW COR OF NE1/4, RUN E
1330.85 FT, S 620.32 FT, NW
1340.62 FT, N 425.23 FT TO POB

FREEMAN DONALD TIMOTHY/FREEMAN KATHERINE ELLEN
262 SE ROB MARTIN GLN
LAKE CITY, FL 32024

2026

22-6S-17-09731-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

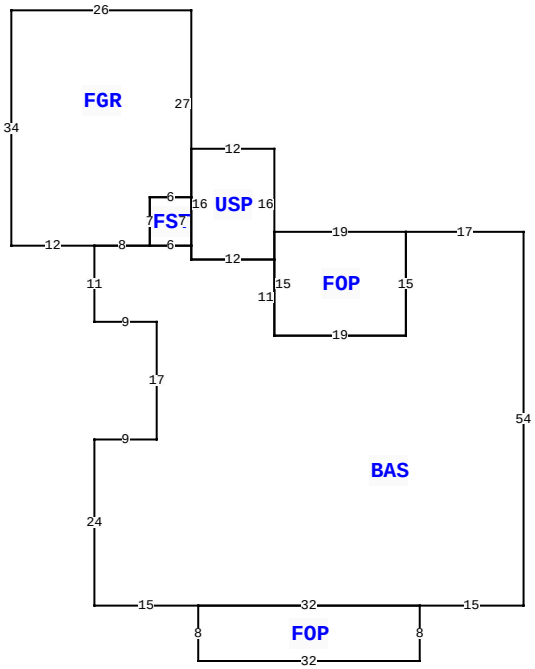
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,834	100		2,834	321,730
FGR	842	55		463	52,563
FOP	256	30		77	8,742
FOP	285	30		86	9,763
FST	42	55		23	2,612
USP	192	35		67	7,607
TOTALS	4,451			3,550	403,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,550	106.7000	119.50	424,225	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2022 Heated Area: 2834 HX Base Yr 2022



262 SE ROB MARTIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		403,014
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		143,640
TOTAL MARKET VALUE		425,671
SOH/AGL Deduction		58,646
ASSESSED VALUE		367,025
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		316,303
TOTAL JUST VALUE		553,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37479	SFR	1,513	11/27/2018
37253	PUMP/UTPOL	50	09/25/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/0534	1/08/2018	WD	U	V	11	100
GRANTOR: KATHERINE ELLEN FREEM						
GRANTEE: DONALD TIMOTHY & KA						
1165/2446	12/09/2008	PR	Q	V	01	100
GRANTOR: TERRY M MARTIN AS PER						
GRANTEE: KATHERINE ELLEN FRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,-20] W17 S15 W19 N11 W12 N2 W6 W8 S11 E9 S17 W9 S24 E15 E32 E15 N54 $
FGR=[ORIG=-38,-52] W26 S34 E12 E8 N7 E6 N27 $
FOP=[ORIG=-26,-20] E19 S15 W19 N15 $
USP=[ORIG=-38,-32] E12 S16 W12 N16 $
FST=[ORIG=-44,-25] E6 S7 W6 N7 $
FOP=[ORIG=-37,34] E32 S8 W32 N8 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.96	AC		1.00	1.00	1.00	445.00	445.00	6,657							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.96	AC		1.00	1.00	1.00	9,000.00	9,000.00	134,640							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 12/28/2020 BY HC Total Acres: 15.96 Total Land Value: 15,657 Market: 134,640 Agricultural: 6,657 Common: 9,000 PRINTED 11/19/2025 BY SYS