

COMM NE COR OF NW1/4, RUN W 150
RUN S 420 FT, W 525 FT, N 420 FT
TO POB, BEING IN NE1/4 OF NW1/4

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

2026

23-4S-17-08711-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA
		02

NEIGHBORHOOD/LOC	23417.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100		1,954	189,245
FEP	200	80		160	15,496
FHS	1,085	60		651	63,049
FOP	76	30		23	2,228
FOP	192	30		58	5,617
SFB	625	80		500	48,425

TOTALS	4,132			3,346	324,060
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
3	0258	PATIO	0	0	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
5	0210	GARAGE U	0	0	0	0	1.00	UT	0.00
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	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	0		A-1	0.00	0.00	5.00
2	0000	C	VAC RES	0		A-1	0.00	0.00	3.34

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,346	133.0365	149.00	498,554	1969	1985	0	0	0 35.00	65.00
1 SINGLE FAM 0% - 2023											
Heated Area: 3664 HX Base Yr											

450 SE HALDEN CT, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	120	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,000	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

TOTAL OB/XF														8,820	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VAL				
A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,500.00	9,500.00					
A-1	0.00	0.00	3.34	AC		1.00	1.00	1.00	9,500.00	9,500.00					

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VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				324,060	
TOTAL MARKET OB/XF VALUE				8,820	
TOTAL LAND VALUE - MARKET				79,230	
TOTAL MARKET VALUE				412,110	
SOH/AGL Deduction				0	
ASSESSED VALUE				412,110	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				412,110	
TOTAL JUST VALUE				412,110	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				412,110	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043673	Roof Replacement	20,420	02/08/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1477/1564	10/04/2022	WD	U	I	11	0	
GRANTOR: FREWIN GREGORY R							
GRANTEE: FREWIN GREGORY R							
1468/1527	5/31/2022	WD	Q	I	05	675,000	
GRANTOR: ISHLER KENNETH F II							
GRANTEE: FREWIN GREGORY R							

BUILDING NOTES									
BAS=[ORIG=0,0] W33 N4 W34 S28 E32 S6 E35 N9 N21 \$									
FHS=[ORIG=0,-30] N31 W1 W34 S31 E35 \$									
SFB=[ORIG=8,21] E25 N25 W25 S25 \$									
FEP=[ORIG=0,21] E8 N25 W8 S25 \$									
FOP=[ORIG=-67,24] S6 E32 N6 W32 \$									
FOP=[ORIG=-1,-61] N4 W19 S4 E19 \$									
PTR=[ORIG=0,0] N30 S30 \$									