

LOT 7 BLOCK 4 MORNINGSIDE HEIGHT
448-680, 909-1157, 987-853, QC 1

FREENEY RUBIN/FREENEY JEANETTE
174 SE ELOISE AVE
LAKE CITY, FL 32025

2026

33-3S-17-06404-000



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	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	07
NEIGHBORHOOD/LOC 33317.060 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	101,179
USP	165	35		58	3,944
UST	75	45		34	2,312
TOTALS	1,728			1,580	107,434

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	0261	PRCH, UOP	0	100	0	0		1.00 UT 0.00	0.00
3	0120	CLFENCE 4	0	100	0	0		1.00 UT 0.00	0.00
4	0297	SHED CONCR	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		RSF/MH66.00	193.00	12,738.00	SF

REVIEW DATE 11/21/2016 BY DF

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,580	110.3850	123.63	195,335	1953	1975	10	0	0 35.00	55.00
1 SINGLE FAM 100% - 2004 Heated Area: 1488 HX Base Yr 2004											

174 SE ELOISE AVE, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									

TOTAL OB/XF									
2,500									
UNIT PRICE									
ADJ UNIT PRICE									
LAND VALUE									
OTHER ADJUSTMENTS AND NOTES									
YEAR									
DENSITY									
DECL									
FRZ									
YR									
CONSRV									

Total Acres: 0.29 Total Land Value: 6,369 Market: 0 Agricultural: 0 Common: 6,369

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		107,434	
TOTAL MARKET OB/XF VALUE		2,500	
TOTAL LAND VALUE - MARKET		6,369	
TOTAL MARKET VALUE		116,303	
SOH/AGL Deduction		37,857	
ASSESSED VALUE		78,446	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		27,724	
TOTAL JUST VALUE		116,303	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		116,303	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1001/2538	12/10/2003	WD	Q	I	06	100	
GRANTOR: RUBIN FREENEY							
GRANTEE: RUBIN & JEANETTE FR							
0987/0853	6/18/2003	WD	Q	I		58,900	
GRANTOR: THEIN CHI LUONG							
GRANTEE: RUBIN FREENEY							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W33 S36 E33 USP= E15 N11 W15 S11\$ N11 E15 N20 UST= N5 W15 S5 E15\$ W15 N5\$.									

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