

COMM SE COR OF NW1/4, N 240 FT F  
840 FT, S 240 FT, W 491.81 FT, N  
1331.81 FT, S 30 FT TO POB EX 1.

FREEMAN DENNIS RANDAL/FREEMAN ELIZABETH JEAN  
262 SW FREEMAN GLN  
LAKE CITY, FL 32024

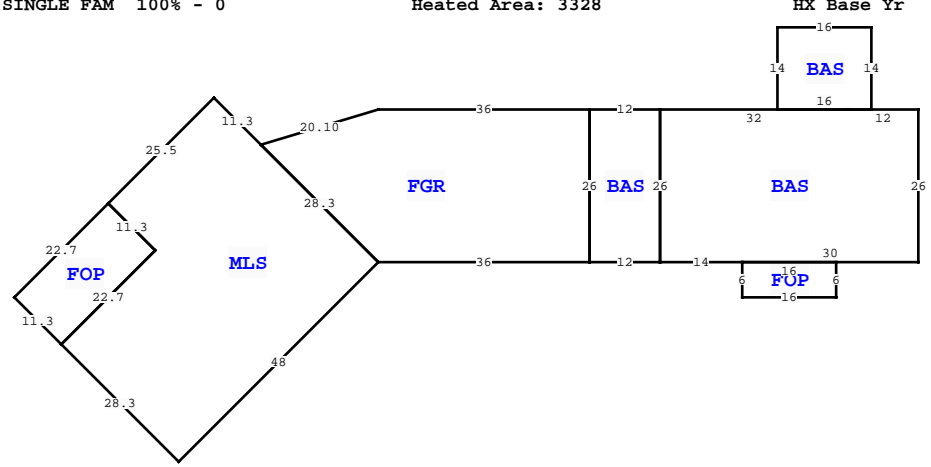
2026

01-5S-16-03390-011



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,927	107.9200	120.87	474,656	2021	2021	0	0	0	4.00	96.00		
1 SINGLE FAM 100% - 0 Heated Area: 3328 HX Base Yr														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100		224	25,992
BAS	312	100		312	36,203
BAS	1,144	100		1,144	132,744
FGR	1,196	55		658	76,351
FOP	96	30		29	3,365
FOP	256	30		77	8,935
MLS	1,648	90		1,483	172,080
<b>TOTALS</b>	<b>4,876</b>			<b>3,927</b>	<b>455,670</b>

262 SW FREEMAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES																	
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	100	0	0	300.00	UT	1.50	1.50	100	1996	1996	3	100	450	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

TOTAL OB/XF 7,350

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	2.01	AC		1.00	1.00	0.80	26,000.00	20,800.00	41,808							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			455,670	
TOTAL MARKET OB/XF VALUE			7,350	
TOTAL LAND VALUE - MARKET			41,808	
TOTAL MARKET VALUE			504,828	
SOH/AGL Deduction			225,535	
ASSESSED VALUE			279,293	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			227,882	
TOTAL JUST VALUE			504,828	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			497,442	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051421	Generator	0	11/07/2024
40473	ADDN SFR	0	08/31/2020
10904	PUMP/UTPOL	30	03/18/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0649/0040	4/08/1988	WD Q	Q	V		6,800

GRANTOR: NEWMAN MARY JEAN  
GRANTEE: FREEMAN DENNIS R

BUILDING NOTES													

BUILDING DIMENSIONS													
MLS=[ORIG=-112,6] U8L8 D18L18 D8R8 D16L16 D20R20 U34R34 U20L20 \$													
FGR=[ORIG=-56,0] W36 D6L20 D20R20 E36 N26 \$													
BAS=[ORIG=0,0] W12 W32 S26 E14 E30 N26 \$													
BAS=[ORIG=-44,0] W12 S26 E12 N26 \$													
FOP=[ORIG=-138,16] D16L16 D8R8 U16R16 U8L8 \$													
BAS=[ORIG=-8,0] N14 W16 S14 E16 \$													
FOP=[ORIG=-30,26] S6 E16 N6 W16 \$													