

COMM SE COR OF NW1/4, N 240 FT,
POB, S 190.65 FT, W 46.44 FT, S
197.03 FT, N 236.83 FT, E 244.03

FREEMAN FAMILY REVOCABLE LIVING TRUST DATED MAY 14
264 SW FREEMAN GLN
LAKE CITY, FL 32024

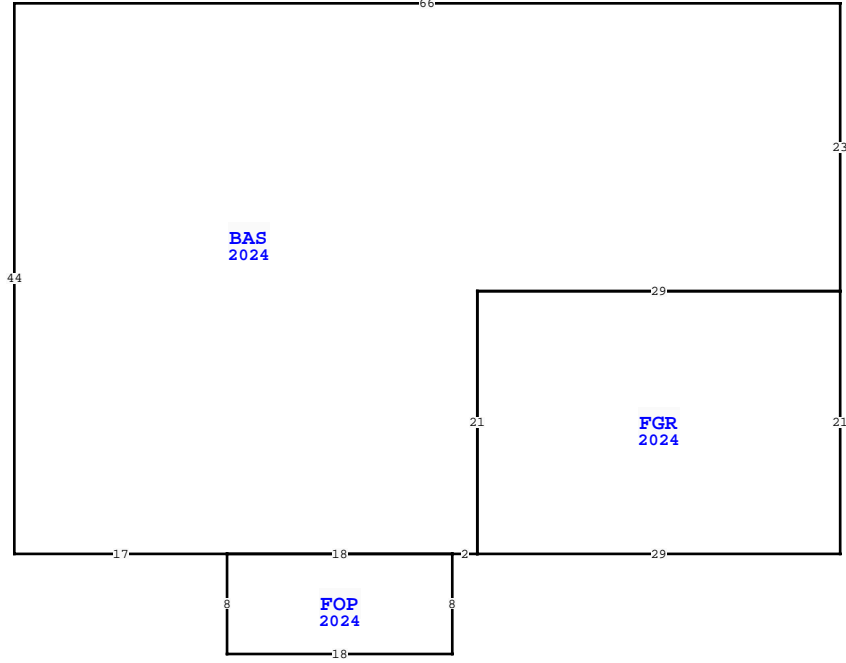
2026

01-5S-16-03390-033



ELEMENT		CD		CONSTRUCTION	
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	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	01		
NEIGHBORHOOD/LOC	1516.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,295	100	2024	2,295	275,672
FGR	609	55	2024	335	40,240
FOP	144	30	2024	43	5,166
TOTALS	3,048			2,673	321,077

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,673	109.4400	122.57	327,630	2023	2023	0	0	2.00	98.00
1 SINGLE FAM			100% - 2024	Heated Area: 2295			HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		321,077	
TOTAL MARKET OB/XF VALUE		9,296	
TOTAL LAND VALUE - MARKET		29,440	
TOTAL MARKET VALUE		359,813	
SOH/AGL Deduction		0	
ASSESSED VALUE		359,813	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		308,402	
TOTAL JUST VALUE		359,813	
NCON VALUE		2,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		411,770	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045926	New Residential C	200,000	11/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1425	5/29/2026	WD	U	I	11	100
GRANTOR: FREEMAN BURTON ODELL						
GRANTEE: FREEMAN FAMILY REVO						
1562/370	2/27/2026	QC	U	I	11	100
GRANTOR: OLIVER BRANDON C						
GRANTEE: FREEMAN SAMANTHA A						

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	0294	SHED WOOD/	0	100	16	16	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,000	
2	0166	CONC, PAVMT	0	100	0	0	1,032.00	UT	3.00	3.00	100	2024	2023		100	3,096	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2026	2025		100	200	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

TOTAL OB/XF												9,296					
BLD DATE		LGL DATE		LAND DATE	05/14/2026	MLU		AG DATE									
XF DATE																	
INC DATE																	

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=48,10] S44 E17 E18 E2 N21 E29 N23 W66 \$											
FGR=[YR=2024;ORIG=85,33] S21 E29 N21 W29 \$											
FOP=[YR=2024;ORIG=65,54] S8 E18 N8 W18 \$											

LAND DESCRIPTION												TOTAL OB/XF												
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	1.28	AC		1.00	1.00	1.00	23,000.00	23,000.00	29,440							