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

2027

01-5S-16-03390-033

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		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

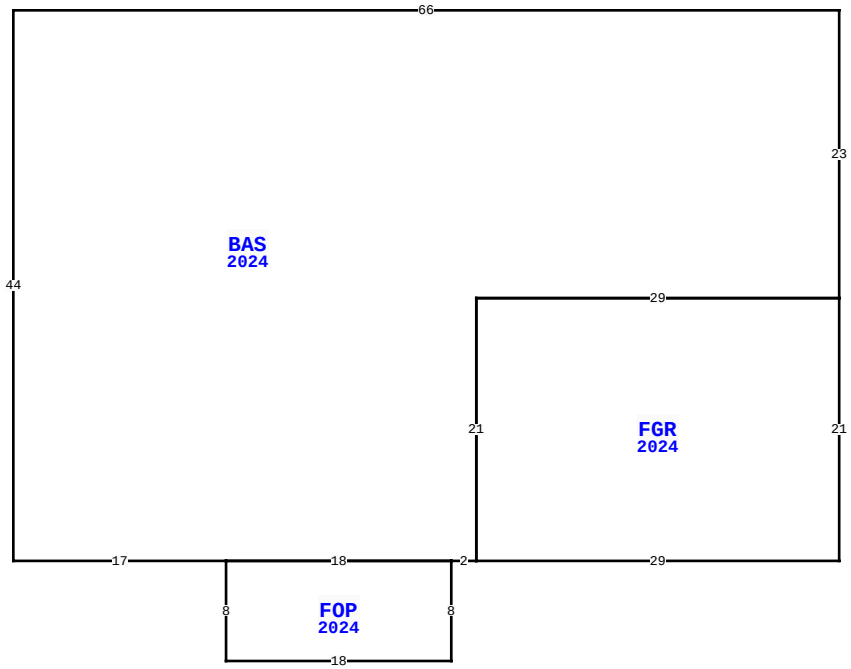
NEIGHBORHOOD/LOC 1516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,295	100	2024	2,295	267,984
FGR	609	55	2024	335	39,117
FOP	144	30	2024	43	5,021
TOTALS	3,048			2,673	312,123

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	120.38	321,776	2023	2023	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2027 Heated Area: 2295 HX Base Yr 2027



264 SW FREEMAN GL, LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		312,123
TOTAL MARKET OB/XF VALUE		9,296
TOTAL LAND VALUE - MARKET		29,440
TOTAL MARKET VALUE		350,859
SOH/AGL Deduction		164,935
ASSESSED VALUE		185,924
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,513
TOTAL JUST VALUE		350,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,813

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						

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 9,296

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	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							

REVIEW DATE 06/01/2026 BY TP Total Acres: 1.28 Total Land Value: 29,440 Market: 0 Agricultural: 0 Common: 29,440 PRINTED 11/17/2026 BY SYS