

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

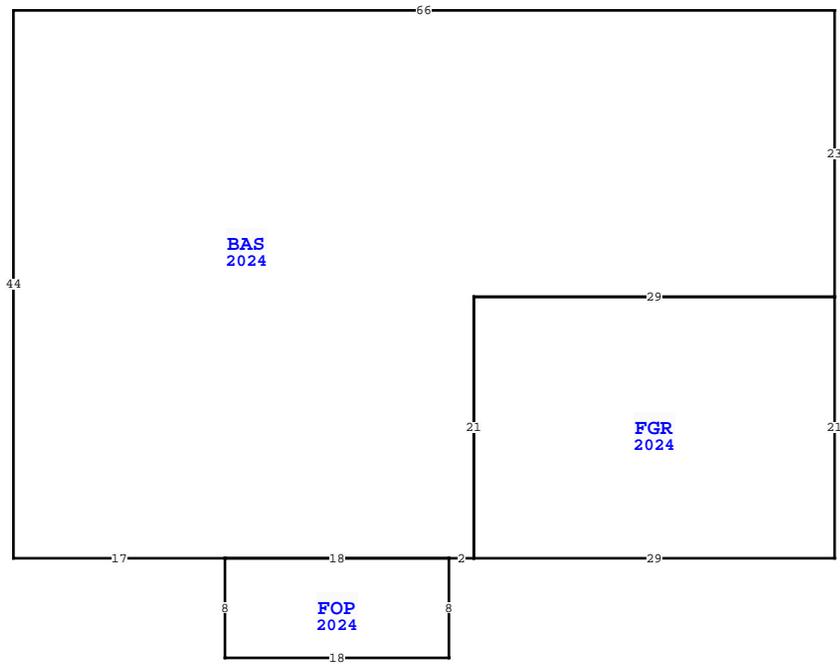
FREEMAN BURTON ODELL/FREEMAN SANDRA LITTLE
264 SW FREEMAN GLN
LAKE CITY, FL 32024

2026

01-5S-16-03390-033
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,295	100	2024
FGR	609	55	2024
FOP	144	30	2024
TOTALS	3,048		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2024		124.76	333,483	2023	2023	0	0	2.00	98.00
			Heated Area: 2295			HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			326,813
TOTAL MARKET OB/XF VALUE			9,296
TOTAL LAND VALUE - MARKET			29,440
TOTAL MARKET VALUE			365,549
SOH/AGL Deduction			0
ASSESSED VALUE			365,549
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			314,138
TOTAL JUST VALUE			365,549
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
1562/370	2/27/2026	QC	U	I	11	100
GRANTOR: OLIVER BRANDON C						
GRANTEE: FREEMAN SAMANTHA A						
1562/372	2/26/2026	WD	Q	I	01	240,000
GRANTOR: FREEMAN SAMANTHA						
GRANTEE: FREEMAN BURTON ODELL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	16	16	1.00	UT	0.00	0.00	100
2	0166	CONC, PAVMT	0	100	0	0	1,032.00	UT	3.00	3.00	100
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	2,500.00	2,500.00	100
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100

TOTAL OB/XF												9,296	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			04/16/2026			MLU							

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							