LOT 7 EASTSIDE VILLAGE UNIT 3
776-815, 795-359, DC 1097-274, W

FRESHOUR DAVID P/FRESHOUR JUDY M
155 SE WILLOW DR
LAKE CITY, FL 32025

2027

03-4S-17-07592-307

BUILDING CHARACTERISTICS

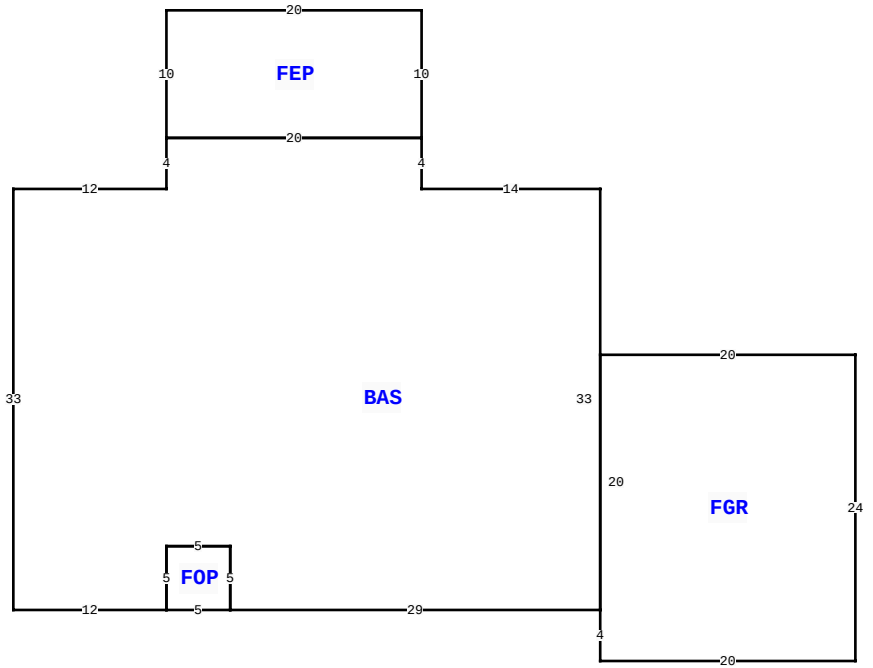
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,573	100		1,573	135,127
FEP	200	80		160	13,745
FGR	480	55		264	22,679
FOP	25	30		8	687
TOTALS	2,278			2,005	172,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,005	109.2220	132.16	264,981	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1573 HX Base Yr 2013



155 SE WILLOW DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0166	CONC,PAVMT	0	100	0	0	1,258.00	UT	1.50	1.50	100	0	0	3	100	1,887	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	172,238
TOTAL MARKET OB/XF VALUE	2,687
TOTAL LAND VALUE - MARKET	24,750
TOTAL MARKET VALUE	199,675
SOH/AGL Deduction	76,991
ASSESSED VALUE	122,684
TOTAL EXEMPTION VALUE	13 HX HB 122,684
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	199,675
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053881	Remodel	18,954	08/21/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1236/1484	6/12/2012	QC	U	I	11	100
GRANTOR: WILLIAM S HAHN III						
GRANTEE: DAVID P & JUDY M FR						
1236/1482	6/12/2012	WD	Q	I	01	102,500
GRANTOR: BETH H WARREN (SUCC T						
GRANTEE: DAVID P & JUDY M FR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N4 FEP= N10 W20 S10E20$ W20 S4 W12 S33 E12 FOP= E5 N5 W5 S5$ N5 E5 S5 E29 FGR= S4 E20 N24 W20 S20 $ N33$.

LAND DESCRIPTION

TOTAL OB/XF 2,687

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 03/24/2026 BY robin Total Acres: 0.26 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 11/17/2026 BY SYS