LOT 10 EASTWOOD S/D.

685-827, 744-910, 770-1357, 772-

FREEMAN JENNIFER T
172 SE SANDIA WAY
LAKE CITY, FL 32025

2027

15-4S-17-08360-160

BUILDING CHARACTERISTICS

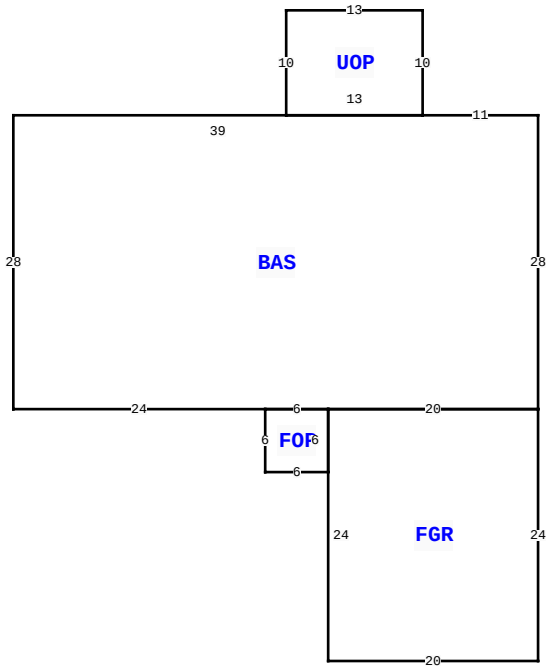
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	15417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	119,019
FGR	480	55		264	22,444
FOP	36	30		11	935
UOP	130	20		26	2,211
TOTALS	2,046			1,701	144,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,701	118.9000	130.79	222,474	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1400 HX Base Yr 2003



172 SE SANDIA WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		144,608
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		164,508
SOH/AGL Deduction		67,217
ASSESSED VALUE		97,291
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,880
TOTAL JUST VALUE		164,508
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,139

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25814	MAINT/ALTR	0	05/15/2007
7321	RECONNECT	40	06/30/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/1079	11/10/2024	QC	U	I	11	100
GRANTOR: FREEMAN GEORGE JR						
GRANTEE: FREEMAN JENNIFER TU						
0960/1666	8/16/2002	WD	Q	I		74,900
GRANTOR: ECHOLS						
GRANTEE: GEORGE & JENNIFER F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N10 W13 S10 E13$ W39 S28 E24 FOP= S6 E6 N6 W6$ E6 FGR= S24 E20 N24 W20$ E20 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	1.00	LT		1.00	1.00	0.80	22,500.00	18,000.00	18,000							

REVIEW DATE 04/25/2017 BY BC Total Acres: 0.45 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS