

LOT 10 EASTWOOD S/D.
685-827, 744-910, 770-1357, 772-

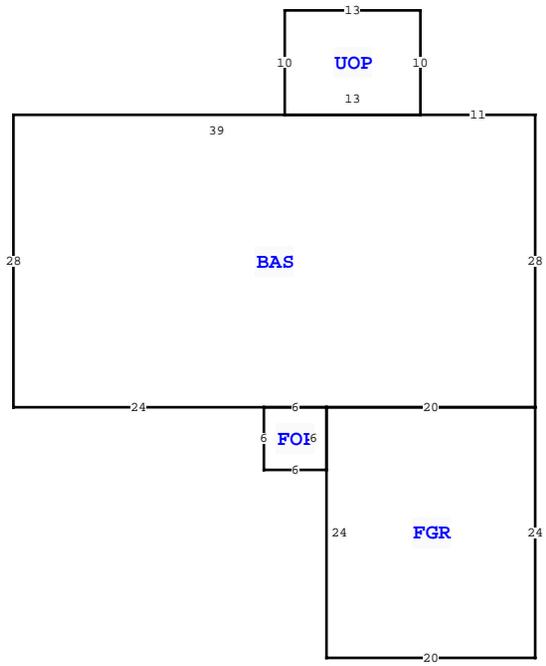
FREEMAN JENNIFER T
172 SE SANDIA WAY
LAKE CITY, FL 32025

2026

15-4S-17-08360-160

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
BAS	1,400	100	
FGR	480	55	
FOP	36	30	
UOP	130	20	
TOTALS	2,046		

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%	2003								
Heated Area: 1400						HX Base Yr 2003					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			149,871
TOTAL MARKET OB/XF VALUE			1,900
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			169,771
SOH/AGL Deduction			75,314
ASSESSED VALUE			94,457
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			43,046
TOTAL JUST VALUE			169,771
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			163,939

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

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	0.00
3	0130	CLFENCE 5	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026		MLU

172 SE SANDIA WAY, LAKE CITY

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