COMM SE COR OF SEC, RUN N 1417.8
N 1198.5 FT FOR POB, RUN W 64 FT
FT, N 240 FT, E 200 FT, S 270 FT

FREY FRANKLIN A/FREY MELISSA J
439 SW GREENRIDGE LN
LAKE CITY, FL 32025-1673

2027

18-4S-17-08477-111

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
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		3 100
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

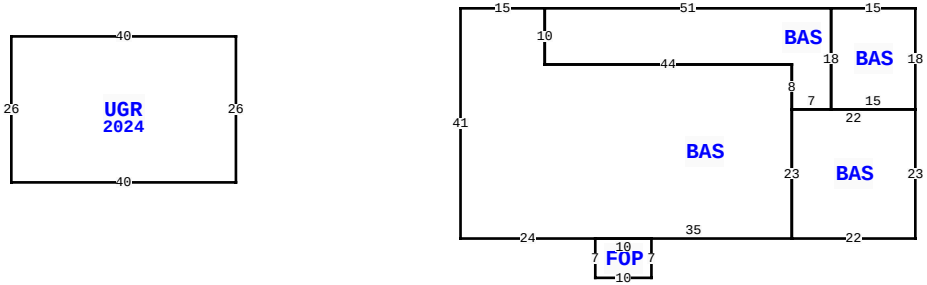
NEIGHBORHOOD/LOC 18417.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	270	100		270	21,421
BAS	506	100		506	40,145
BAS	566	100		566	44,906
BAS	1,979	100		1,979	157,012
FOP	70	30		21	1,666
UGR	1,040	45	2024	468	37,131
TOTALS	4,431			3,810	302,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,810	110.9600	122.06	465,049	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 3321 HX Base Yr 2022



439 SW GREENRIDGE LN, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
5	0260	PAVEMENT-A	0	100	40	53	1.00	UT	0.00	0.00	100	0	0	3	100	1,272	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
7	0040	BARN,POLE	0	100	20	20	400.00	UT	2.50	2.50	100	1993	1993	3	100	1,000	
8	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2007	2007	3	54	15,876	
9	0282	POOL ENCL	0	100	28	46	1,288.00	UT	15.00	15.00	100	2007	2007	3	40	7,728	
10	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	302,282
TOTAL MARKET OB/XF VALUE	89,416
TOTAL LAND VALUE - MARKET	37,000
TOTAL MARKET VALUE	428,698
SOH/AGL Deduction	89,629
ASSESSED VALUE	339,069
TOTAL EXEMPTION VALUE	HX HB 13 339,069
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	428,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,196

LAND:1:1: 1.05 AC MOL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049032	Storage Building	25,000	01/17/2024
000047756	Storage Building	7,416	07/26/2023
000044510	Screen Enclosure	20,000	05/23/2022
000043706	Electrical Servic	0	02/15/2022
000042595	Remodel	152,000	08/20/2021
32313	MAINT/ALTR	35	09/22/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/715	4/06/2021	WD	Q	I	01	290,000
GRANTOR: WOOD MICHAEL WAYNE						
GRANTEE: FREY FRANKLIN A						
1433/1485	3/26/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: WOOD MICHAEL WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S41 E24 E35 N23 N8 W44 N10 $
UGR=[YR=2024;ORIG=-95,5] E40 S26 W40 N26 $
BAS=[ORIG=44,18] E7 N18 W51 S10 E44 S8 $
BAS=[ORIG=44,41] E22 N23 W22 S23 $
BAS=[ORIG=51,18] E15 N18 W15 S18 $
FOP=[ORIG=9,41] S7 E10 N7 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 34,276

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/01/2024 BY randall Total Acres: 1.77 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SEC, RUN N 1417.8
N 1198.5 FT FOR POB, RUN W 64 FT
FT, N 240 FT, E 200 FT, S 270 FT

FREY FRANKLIN A/FREY MELISSA J
439 SW GREENRIDGE LN
LAKE CITY, FL 32025-1673

2027

18-4S-17-08477-111

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
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TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		428,698
SOH/AGL Deduction		89,629
ASSESSED VALUE		339,069
TOTAL EXEMPTION VALUE	HX HB 13	339,069
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		428,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26222	POOL	200	09/11/2007
26223	POOL ENCL	50	09/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/715	4/06/2021	WD	Q	I	01	290,000
GRANTOR: WOOD MICHAEL WAYNE						
GRANTEE: FREY FRANKLIN A						
1433/1485	3/26/2021	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: WOOD MICHAEL WAYNE						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0030	BARN,MT	0	100	0	0	1.00	UT	6,400.00	6,400.00	100	2024	2023		100	6,400	
12	0030	BARN,MT	0	100	0	0	1,680.00	UT	18.00	18.00	100	2025	2024		100	30,240	
13	0166	CONC,PAVMT	0	100	0	0	3,700.00	UT	5.00	5.00	100	2025	2024		100	18,500	

LAND DESCRIPTION

TOTAL OB/XF 55,140

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

REVIEW DATE 05/01/2024 BY randall Total Acres: 1.77 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/17/2026 BY SYS