

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

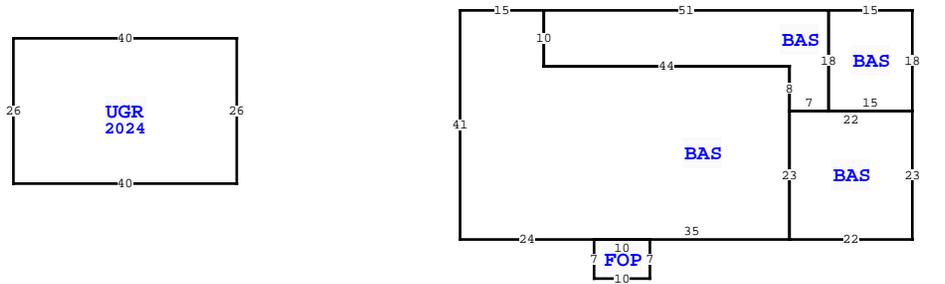
FREY FRANKLIN A/FREY MELISSA J
439 SW GREENRIDGE LN
LAKE CITY, FL 32025-1673

2026

18-4S-17-08477-111

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	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
BAS	270	100	
BAS	506	100	
BAS	566	100	
BAS	1,979	100	
FOP	70	30	
UGR	1,040	45	2024
TOTALS	4,431		

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	126.49	481,927	1980	1980	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2022 Heated Area: 3321 HX Base Yr 2022												



COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	2	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE		313,253				
TOTAL MARKET OB/XF VALUE		89,416				
TOTAL LAND VALUE - MARKET		37,000				
TOTAL MARKET VALUE		439,669				
SOH/AGL Deduction		110,476				
ASSESSED VALUE		329,193				
TOTAL EXEMPTION VALUE		HX HB VX 56,411				
BASE TAXABLE VALUE		272,782				
TOTAL JUST VALUE		439,669				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		435,672				
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 \$						

EXTRA FEATURES																
L N	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

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	DPHT 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							
TOTALS													4,431			3,810	313,253							

