

COMM INTERS OF E R/W US-441 & N  
 RUN S ALONG R/W 139.79 FT FOR PO  
 152.24 FT, E 246.25 FT, N 133 FT

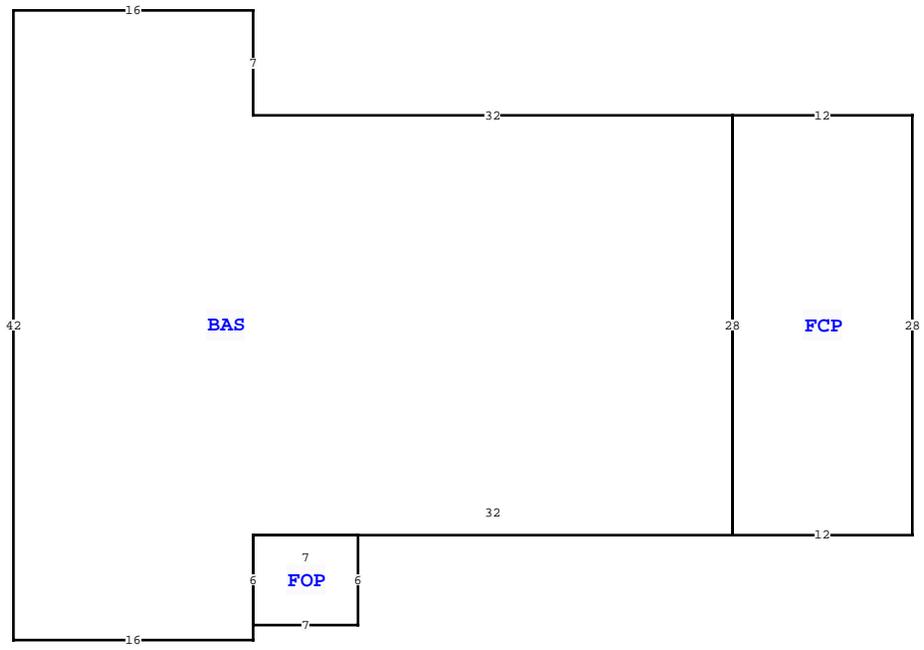
FREEMAN RICHARD  
 2289 N US HIGHWAY 441  
 LAKE CITY, FL 32055

**2026**

20-3S-17-05174-000  


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	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,568	100
FCP	336	25
FOP	42	30
TOTALS	1,946	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,665	84.9366	96.83	161,222	1957	1957	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2024 Heated Area: 1568 HX Base Yr 2024												



COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		104,794
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		15,093
TOTAL MARKET VALUE		121,887
SOH/AGL Deduction		0
ASSESSED VALUE		121,887
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,476
TOTAL JUST VALUE		121,887
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30758	MAINT/ALTR	75	02/01/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/659	6/06/2024	PB U	I	I	18	0
GRANTOR: CLERK OF COURT (INEZ)						
GRANTEE: HARRIS RONALD LAMAR						
1516/655	6/06/2024	PB U	I	I	18	0
GRANTOR: CLERK OF COURT (RONAL)						
GRANTEE: HARRIS CHRISTOPHER						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

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	0120	CLFENCE 4	0	100	0	0			1.00	UT	0.00				200	
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				1,800	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W32 N7 W16 S42 E16 N1 FOP= E7 N6 W7 S6\$ N6 E32 FCP= E12 N28 W12 S28\$ N28\$.	

LAND DESCRIPTION																								
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			0.00	0.00	33,541.00	SF		1.00	1.00	0.90	0.50	0.45	15,093							