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

2027

20-3S-17-05174-000

BUILDING CHARACTERISTICS

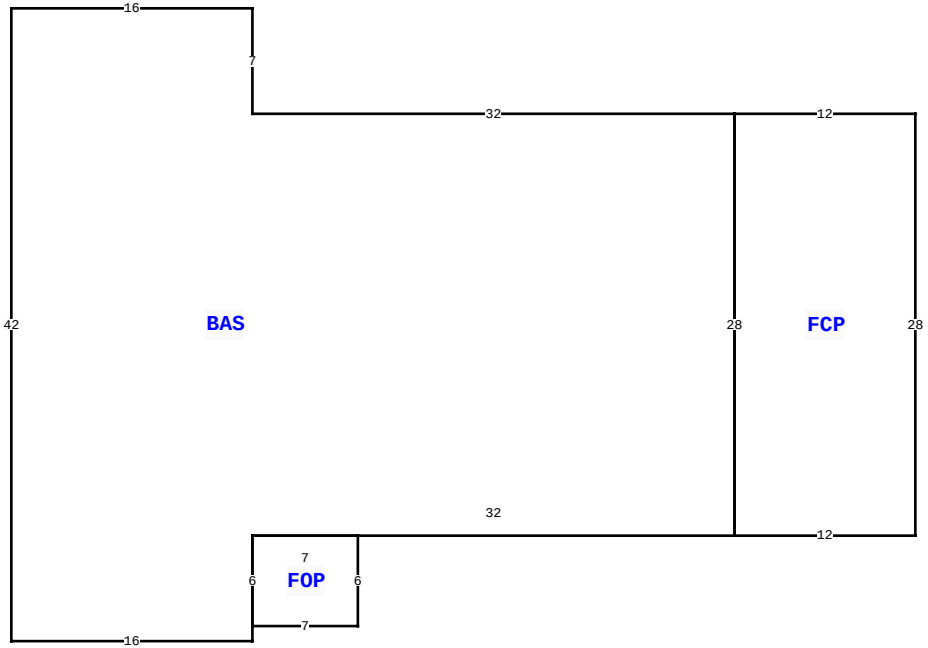
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100		1,568	95,224
FCP	336	25		84	5,101
FOP	42	30		13	790
TOTALS	1,946			1,665	101,115

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	93.43	155,561	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1568 HX Base Yr 2024



2289 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		101,115
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		15,093
TOTAL MARKET VALUE		118,208
SOH/AGL Deduction		0
ASSESSED VALUE		118,208
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		66,797
TOTAL JUST VALUE		118,208
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	18	0
GRANTOR: CLERK OF COURT (INEZ						
GRANTEE: HARRIS RONALD LAMAR						
1516/655	6/06/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (RONAL						
GRANTEE: HARRIS CHRISTOPHER						

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

TOTAL OB/XF 2,000

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

REVIEW DATE 08/25/2015 BY DF Total Acres: 0.77 Total Land Value: 15,093 Market: 0 Agricultural: 0 Common: 15,093 PRINTED 11/17/2026 BY SYS