

BEG NW COR OF NE1/4, RUN E  
 1330.85 FT, S 620.32 FT, NW  
 1340.62 FT, N 425.23 FT TO POB

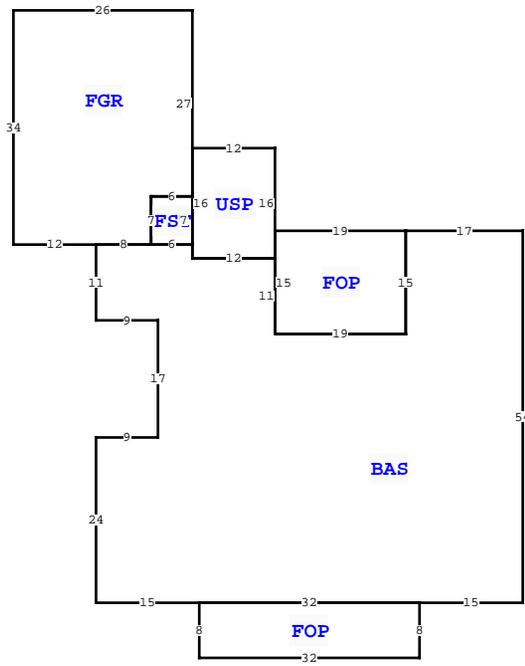
FREEMAN DONALD TIMOTHY/FREEMAN KATHERINE ELLEN  
 262 SE ROB MARTIN GLN  
 LAKE CITY, FL 32024

**2026**

22-6S-17-09731-002

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	5000 IMPROVED AG
MAP NUM	MKT AREA 02
NEIGHBORHOOD/LOC	22617.00 1.00/

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%	- 2022		Heated Area: 2834					HX Base Yr 2022	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,834	100		2,834	321,730
FGR	842	55		463	52,563
FOP	256	30		77	8,742
FOP	285	30		86	9,763
FST	42	55		23	2,612
USP	192	35		67	7,607
<b>TOTALS</b>	<b>4,451</b>			<b>3,550</b>	<b>403,014</b>

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	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		403,014
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		143,640
TOTAL MARKET VALUE		425,671
SOH/AGL Deduction		59,695
ASSESSED VALUE		365,976
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		314,565
TOTAL JUST VALUE		553,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37479	SFR	1,513	11/27/2018
37253	PUMP/UTPOL	50	09/25/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1351/0534	1/08/2018	WD	U	V	11	100

GRANTOR: KATHERINE ELLEN FREEMAN  
 GRANTEE: DONALD TIMOTHY & KATHERINE ELLEN  
 1165/2446 12/09/2008 PR Q V 01 100  
 GRANTOR: TERRY M MARTIN AS PER GRANTEE: KATHERINE ELLEN FREEMAN

BUILDING NOTES	
<b>BUILDING DIMENSIONS</b> BAS=[ORIG=10,-20] W17 S15 W19 N11 W12 N2 W6 W8 S11 E9 S17 W9 S24 E15 E32 E15 N54 \$ FGR=[ORIG=-38,-52] W26 S34 E12 E8 N7 E6 N27 \$ FOP=[ORIG=-26,-20] E19 S15 W19 N15 \$ USP=[ORIG=-38,-32] E12 S16 W12 N16 \$ FST=[ORIG=-44,-25] E6 S7 W6 N7 \$ FOP=[ORIG=-37,34] E32 S8 W32 N8 \$	

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	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.96	AC		1.00	1.00	1.00	445.00	445.00	6,657							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.96	AC		1.00	1.00	1.00	9,000.00	9,000.00	134,640							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							