

COMM NE COR OF NW1/4, RUN W 150  
 RUN S 420 FT, W 525 FT, N 420 FT  
 TO POB, BEING IN NE1/4 OF NW1/4

FREWIN GREGORY R/FREWIN ALANNA L  
 450 SE HALDEN CT  
 LAKE CITY, FL 32025

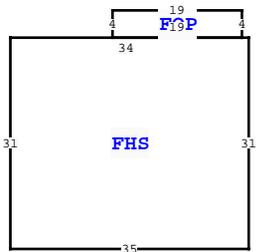
**2026**

23-4S-17-08711-000  

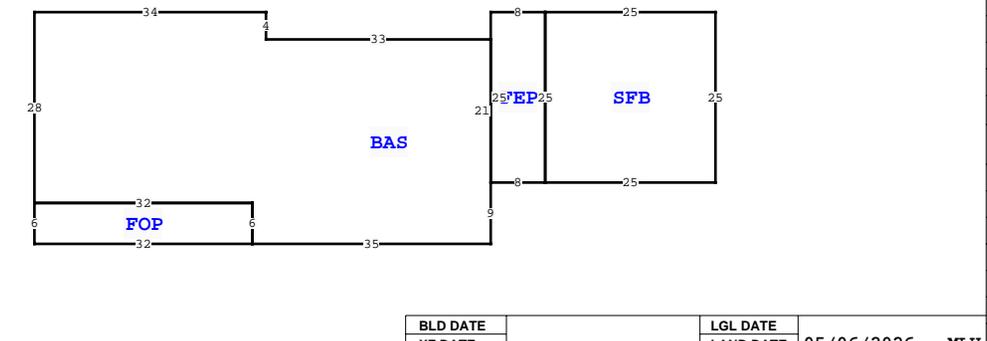

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,346	133.0365	151.66	507,454	1969	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 3664 HX Base Yr



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100		1,954	192,624
FEP	200	80		160	15,773
FHS	1,085	60		651	64,175
FOP	76	30		23	2,267
FOP	192	30		58	5,717
SFB	625	80		500	49,290
<b>TOTALS</b>	<b>4,132</b>			<b>3,346</b>	<b>329,845</b>



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			329,845
TOTAL MARKET OB/XF VALUE			8,820
TOTAL LAND VALUE - MARKET			100,080
TOTAL MARKET VALUE			438,745
SOH/AGL Deduction			0
ASSESSED VALUE			438,745
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			438,745
TOTAL JUST VALUE			438,745
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			412,110

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043673	Roof Replacement	20,420	02/08/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/1564	10/04/2022	WD	U	I	11	0

GRANTOR: FREWIN GREGORY R  
 GRANTEE: FREWIN GREGORY R  
 1468/1527 5/31/2022 WD Q I 05 675,000  
 GRANTOR: ISHLER KENNETH F II  
 GRANTEE: FREWIN GREGORY R

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	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	120	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,000	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

TOTAL OB/XF												
8,820												

BUILDING NOTES												
BAS=[ORIG=0,0] W33 N4 W34 S28 E32 S6 E35 N9 N21 \$												
FHS=[ORIG=0,-30] N31 W1 W34 S31 E35 \$												
SFB=[ORIG=8,21] E25 N25 W25 S25 \$												
FEP=[ORIG=0,21] E8 N25 W8 S25 \$												
FOP=[ORIG=-67,24] S6 E32 N6 W32 \$												
FOP=[ORIG=-1,-61] N4 W19 S4 E19 \$												
PTR=[ORIG=0,0] N30 S30 \$												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	3.34	AC		1.00	1.00	1.00	12,000.00	12,000.00	40,080							

REVIEW DATE 09/19/2022 BY CP																									
------------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--