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

2027

23-4S-17-08711-000

BUILDING CHARACTERISTICS

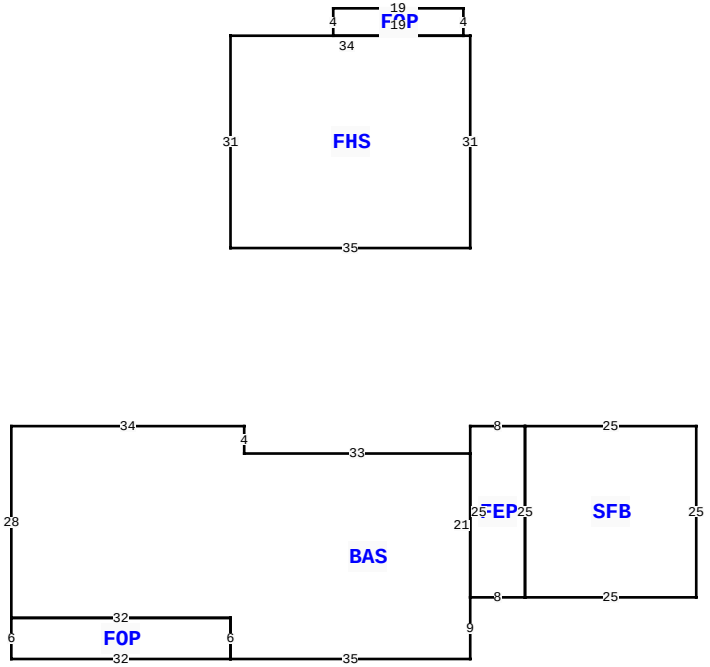
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,954	100		1,954	185,866
FEP	200	80		160	15,219
FHS	1,085	60		651	61,924
FOP	76	30		23	2,188
FOP	192	30		58	5,517
SFB	625	80		500	47,561
TOTALS	4,132			3,346	318,275

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	146.34	489,654	1969	1985	0	0	0	35.00	65.00

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



450 SE HALDEN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	318,275
TOTAL MARKET OB/XF VALUE	8,820
TOTAL LAND VALUE - MARKET	100,080
TOTAL MARKET VALUE	427,175
SOH/AGL Deduction	0
ASSESSED VALUE	427,175
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,175
TOTAL JUST VALUE	427,175
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,960

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						

BUILDING NOTES

BUILDING DIMENSIONS

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 $
.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 8,820

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	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 Total Acres: 8.34 Total Land Value: 100,080 Market: 0 Agricultural: 0 Common: 100,080 PRINTED 11/17/2026 BY SYS