

COMM INTERS S LINE OF N1/2 OF NE  
R/W US-41, RUN N 30 DEG W ALONG  
FOR POB, CONT N 30 DEG W 400 FT,

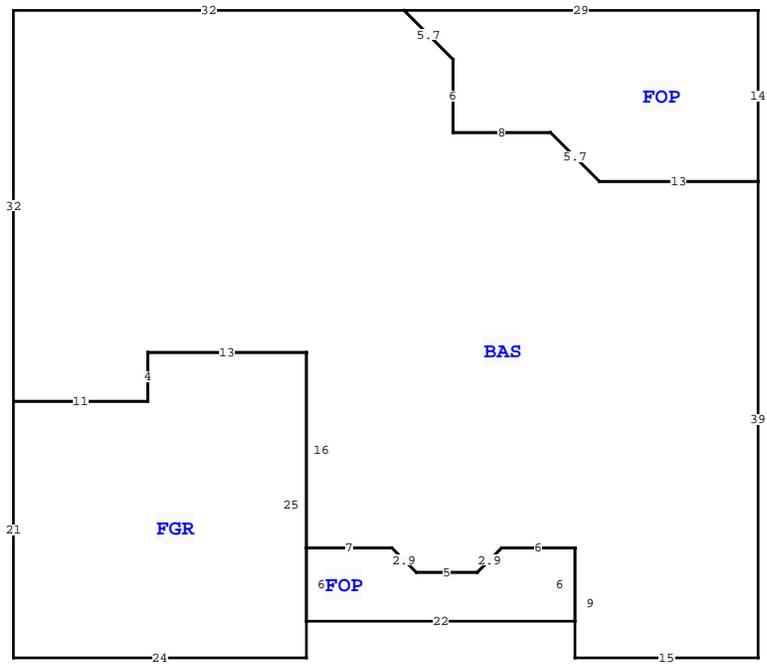
FREEMAN CLYDE J  
5783 S US HIGHWAY 441  
LAKE CITY, FL 32025

2026

28-4S-17-08828-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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		
1	SINGLE FAM	100%	2005		369,013	2004	2004	0	0	21.00	79.00	Heated Area: 2175 HX Base Yr 2005	



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	28417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,175	100		2,175	242,840
FGR	556	55		306	34,165
FOP	118	30		35	3,908
FOP	318	30		95	10,607
TOTALS	3,167			2,611	291,520

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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
2	0296	SHED METAL	0	100	24	31	UT	5.00	5.00	100	2004	2004	3	100	3,720	
3	0166	CONC,PAVMT	0	100	0	0	UT	2.00	2.00	100	2004	2004	3	100	2,754	
4	0130	CLFENCE 5	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,600	
6	0070	CARPORT UF	0	100	14	54	UT	3.00	3.00	75	2017	2017	3	75	1,701	

5783 S US HIGHWAY 441 , LAKE CITY										BLD DATE		LGL DATE	05/06/2026	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		
TOTAL OB/XF														11,375

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		291,520		
TOTAL MARKET OB/XF VALUE		11,375		
TOTAL LAND VALUE - MARKET		56,648		
TOTAL MARKET VALUE		359,543		
SOH/AGL Deduction		114,063		
ASSESSED VALUE		245,480		
TOTAL EXEMPTION VALUE	HX HB VX SX WR 13	245,480		
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		359,543		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		347,793		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21355	SFR	615	12/16/2003
19954	TR/TRAILER	75	09/11/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/2513	5/08/2023	WD	U	I	11	100
GRANTOR: STORY REGINA G						
GRANTEE: FREEMAN CLYDE J						
1489/2360	4/28/2023	QC	U	I	11	100
GRANTOR: MORRIS ROBERT M JR						
GRANTEE: STORY REGINA G						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W32 S32 FGR= S21 E24 N25 W13 S4 W11\$ E11 N4 E13 S16 FOP= S6 E22 N6 W6 D2 L2 W5 U2 L2 W7\$ E7 R2 D2 E5 U2 R2 E6 S9 E15 N39 FOP= N14 W29 D4 R4 S6 E8 D4 R4 E13\$ W13 L4 U4 W8 N6 L4 U4 \$.													

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	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		A-1	0.00	0.00	3.42	AC		1.00	1.00	1.00	13,000.00	13,000.00	44,460							
2	0000	C	VAC RES	100			0.00	0.00	0.75	AC		1.00	1.00	1.25	13,000.00	16,250.00	12,188							