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

2027

28-4S-17-08828-000

BUILDING CHARACTERISTICS

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
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

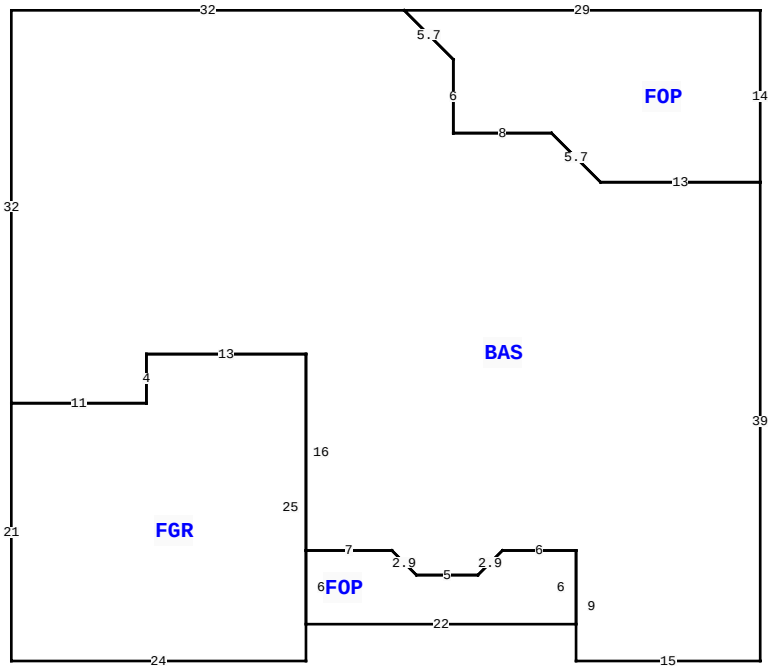
NEIGHBORHOOD/LOC 28417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,175	100		2,175	234,318
FGR	556	55		306	32,966
FOP	118	30		35	3,771
FOP	318	30		95	10,234
TOTALS	3,167			2,611	281,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,611	123.9700	136.37	356,062	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 2175 HX Base Yr 2005



5783 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
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	0190	FPLC PF	0	100	0	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	744.00	UT	5.00	5.00	100	2004	2004	3	100	3,720	
3	0166	CONC,PAVMT	0	100	0	0	1,377.00	UT	2.00	2.00	100	2004	2004	3	100	2,754	
4	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	
6	0070	CARPORT UF	0	100	14	54	756.00	UT	3.00	3.00	75	2017	2017	3	75	1,701	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		281,289
TOTAL MARKET OB/XF VALUE		11,375
TOTAL LAND VALUE - MARKET		56,648
TOTAL MARKET VALUE		349,312
SOH/AGL Deduction		96,468
ASSESSED VALUE		252,844
TOTAL EXEMPTION VALUE	HX HB VX SX WR 13	252,844
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		349,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,427

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

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 11,375

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		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							

REVIEW DATE 06/27/2017 BY DF Total Acres: 4.17 Total Land Value: 56,648 Market: 0 Agricultural: 0 Common: 56,648 PRINTED 11/16/2026 BY SYS