LOT 7 BLOCK 4 MORNINGSIDE HEIGHT
448-680, 909-1157, 987-853, QC 1

FREENEY RUBIN/FREENEY JEANETTE
174 SE ELOISE AVE
LAKE CITY, FL 32025

2027

33-3S-17-06404-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

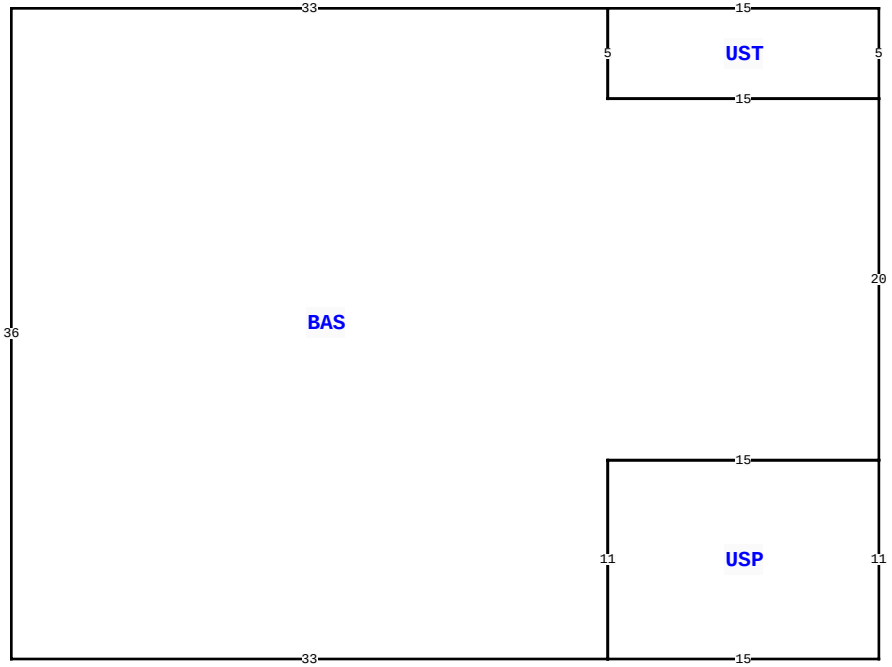
NEIGHBORHOOD/LOC 33317.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100		1,488	99,370
USP	165	35		58	3,873
UST	75	45		34	2,270
TOTALS	1,728			1,580	105,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,580	110.3850	121.42	191,844	1953	1975	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2004 Heated Area: 1488 HX Base Yr 2004



174 SE ELOISE AVE, LAKE CITY

BLD DATE | LGL DATE
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	0	0	3	100	1,200	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		105,514
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		6,369
TOTAL MARKET VALUE		114,383
SOH/AGL Deduction		33,819
ASSESSED VALUE		80,564
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,153
TOTAL JUST VALUE		114,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1001/2538	12/10/2003	WD	Q	I	06	100
GRANTOR: RUBIN FREENEY						
GRANTEE: RUBIN & JEANETTE FR						
0987/0853	6/18/2003	WD	Q	I		58,900
GRANTOR: THEIN CHI LUONG						
GRANTEE: RUBIN FREENEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S36 E33 USP= E15 N11 W15 S11$ N11 E15 N20 UST= N5 W15 S5 E15$ W15 N5$.

LAND DESCRIPTION

TOTAL OB/XF 2,500

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		RSF/MH	66.00	193.00	12,738.00	SF		1.00	1.00	1.00	0.50	0.50	6,369							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.29 Total Land Value: 6,369 Market: 0 Agricultural: 0 Common: 6,369 PRINTED 11/17/2026 BY SYS