N DIV LOT 7 FUTCH'S S/D &
N1/2 OF THAT PORTION OF OLD
FAIRVIEW ST LYING S OF & ADJCT

HUDSON W KEITH
198 NE RUSKIN WAY
LAKE CITY, FL 32055

2025

00-00-00-11714-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

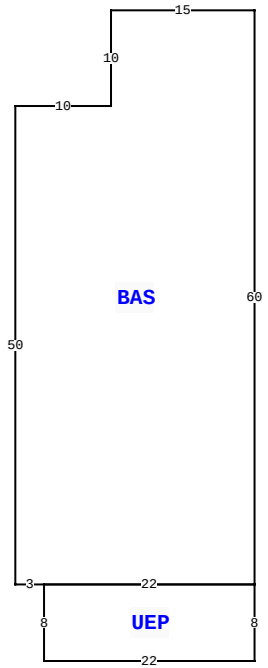
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	36,575
UEP	176	60		106	2,769
TOTALS	1,576			1,506	39,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,506	42.4116	47.50	71,535	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1400 HX Base Yr



608 NE GURLEY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	39,344
TOTAL MARKET OB/XF VALUE	130
TOTAL LAND VALUE - MARKET	10,812
TOTAL MARKET VALUE	50,286
SOH/AGL Deduction	0
ASSESSED VALUE	50,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,286
TOTAL JUST VALUE	50,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1225/2276	12/05/2011	TD	U	I	18	9,000
GRANTOR: CLERK OF COURT (T &						
GRANTEE: KEITH W HUDSON						
1067/2321	11/18/2005	WD	Q	I	01	100
GRANTOR: JULIET JORDAN						
GRANTEE: T & A HOME SOLUTION						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S10 W10 S50 E3 UEP= S8 E22 N8 W22$ E22 N60 $.

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	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	80	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 130

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		*RSF-1	136.00	212.00	28,832.00	SF		1.00	1.00	0.75	0.50	0.38	10,812							

REVIEW DATE 10/27/2015 BY DF Total Acres: 0.66 Total Land Value: 10,812 Market: 0 Agricultural: 0 Common: 10,812 PRINTED 08/26/2025 BY SYS