

W DIV: N 108 FT OF BLOCK 15 MCFA
S1/2 OF SPRING ST LYING E OF SEV
LAKEVIEW AVE) SAID PORTION OF CL

HUDSON GEORGE H JR
309 SW LAKEVIEW AVE
LAKE CITY, FL 32055

2026

00-00-00-12601-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100		1,880	179,219
FGR	672	55		370	35,272
FOP	272	30		82	7,817
FST	280	55		154	14,681
USP	528	35		185	17,636

TOTALS	3,632			2,671	254,624
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
3	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00
4	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0133	C	SFR LAKE	100		*RSF	135.00	135.00	135.00
2	0000	C	VAC RES	0		*RSF	125.00	135.00	25.00

REVIEW DATE	12/28/2021	BY	TW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,671	130.9440	146.66	391,729	1983	1983	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2004 Heated Area: 1880 HX Base Yr 2004												

309 SW LAKEVIEW AVE, LAKE CITY					BLD DATE					LGL DATE		
					XF DATE					LAND DATE		
					INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	0.00	0.00	100	0	0	3	100	2,000			
1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200			
1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200			
1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500			

TOTAL OB/XF																																																			
8,900																																																			
<table><tr><th>UNIT TYPE</th><th>D T</th><th>DPH FACT</th><th>% COND</th><th>TOT ADJ</th><th>UNIT PRICE</th><th>ADJ UNIT PRICE</th><th>LAND VALUE</th><th>OTHER ADJUSTMENTS AND NOTES</th><th>YEAR</th><th>DENSITY</th><th>DECL</th><th>FRZ</th></tr><tr><td>FF</td><td></td><td>1.00</td><td>1.00</td><td>0.85</td><td>200.00</td><td>170.00</td><td>22,950</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>FF</td><td></td><td>1.00</td><td>1.00</td><td>0.85</td><td>200.00</td><td>170.00</td><td>4,250</td><td></td><td></td><td></td><td></td><td></td></tr></table>													UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	FF		1.00	1.00	0.85	200.00	170.00	22,950						FF		1.00	1.00	0.85	200.00	170.00	4,250					
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Total Acres:	0.49	Total Land Value:	27,200	Market:	0	Agricultural:	0	Common:	27,200
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COLUMBIA COUNTY PROPERTY												
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VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		254,624
TOTAL MARKET OB/XF VALUE		8,900
TOTAL LAND VALUE - MARKET		27,200
TOTAL MARKET VALUE		290,724
SOH/AGL Deduction		99,245
ASSESSED VALUE		191,479
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		140,757
TOTAL JUST VALUE		290,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,024

LAND:1:2: LAKE VIEW
LAND:1:1: NOT SURE IF PROPERTY IS LAKE FRONT BUT H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1496/1372	8/01/2023	LE	U	I	14	0	
GRANTOR: HUDSON GEORGE H JR (E							
GRANTEE: HUDSON CODI A (RMDR							
1483/415	1/19/2023	QC	U	V	11	0	
GRANTOR: CITY OF LAKE CITY							
GRANTEE: HUDSON GEORGE H JR							

BUILDING NOTES									

BUILDING DIMENSIONS									
USP= N8 W72 S8 E2 N4 E12 S4 E58\$ BAS= W58 N4 W12 S4 W2 S8FST= S10 E28 N10 W28\$ E28 S10FGR= W28 S24 E28 N24\$ S9 FOP= S17 E16 N17 W16\$ E16 S15E28 N42\$.									