E DIV: LOT 4 GOSS' ADDITION OF B
ORB 398-425, 719-40, 841-1723, 9

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

2026

00-00-00-13054-000

BUILDING CHARACTERISTICS

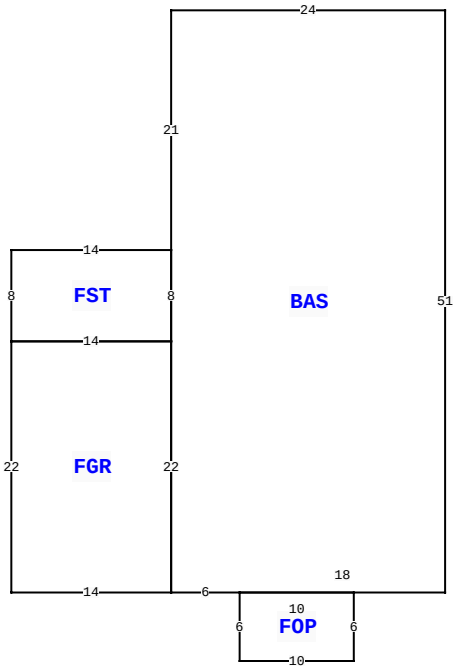
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 80
Roof Cover	12	MODULAR MT 20
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100		1,224	87,595
FGR	308	55		169	12,095
FOP	60	30		18	1,288
FST	112	55		62	4,437
TOTALS	1,704			1,473	105,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,473	98.3000	110.10	162,177	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1224 HX Base Yr



796 SE MONROE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	105,415
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	7,125
TOTAL MARKET VALUE	113,140
SOH/AGL Deduction	0
ASSESSED VALUE	113,140
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,140
TOTAL JUST VALUE	113,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,140

SALE:1:1: SUSAN SELLING HER 1/2 INT TO FRANKIE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1246/1127	12/11/2012	WD	U	I	12	25,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: W KEITH HUDSON (SIN						
1246/1125	10/17/2012	QC	U	I	12	100
GRANTOR: CITIMORTGAGE INC						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S21 FST= W14 S8 E14N8$ S8 FGR= W14 S22 E14 N22$ S22 E6 FOP= S6 E10 N6 W10$ E18 N51$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 600

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	-375.00	100.00	7,500.00	SF		1.00	1.00	1.00	0.95	0.95	7,125							

REVIEW DATE 12/01/2016 BY DF Total Acres: 0.17 Total Land Value: 7,125 Market: 0 Agricultural: 0 Common: 7,125 PRINTED 11/06/2025 BY SYS