E DIV: BEG 55 FT E OF SW COR
RUN N 135 FT, E 50 FT, S 135
FT, W 50 FT TO POB. BLOCK 263.

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

2026

00-00-00-13259-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

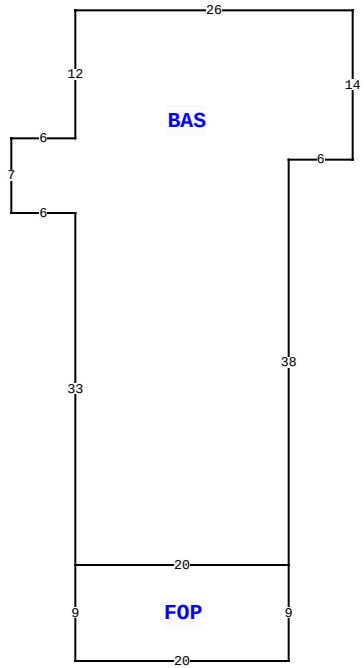
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,166	100		1,166	56,797
FOP	180	30		54	2,631
TOTALS	1,346			1,220	59,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,220	66.9120	74.94	91,427	1920	1920	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1166 HX Base Yr



403 SE SAINT JOHNS ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	59,428
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	6,412
TOTAL MARKET VALUE	66,090
SOH/AGL Deduction	31,771
ASSESSED VALUE	34,319
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	34,319
TOTAL JUST VALUE	66,090
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00418			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1234/2624	5/10/2012	WD	U	I	37	15,300
GRANTOR: RHONDA G SOUTHERLAND						
GRANTEE: W KEITH HUDSON						
0845/2293	9/09/1997	QC	Q	I	01	1,000
GRANTOR: JOSEPH SOUTHERLAND						
GRANTEE: RHONDA SOUTHERLAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S12 W6 S7 E6 S33 FOP= S9 E20 N9 W20$ E20 N38 E6 N14$.

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	10	10	100.00	UT	5.00	5.00	50	1993	1993	3	50	250	

LAND DESCRIPTION

TOTAL OB/XF 250

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	-350.00	135.00	6,750.00	SF		1.00	1.00	1.00	0.95	0.95	6,412							

REVIEW DATE 05/16/2025 BY JS Total Acres: 0.15 Total Land Value: 6,412 Market: 0 Agricultural: 0 Common: 6,412 PRINTED 11/18/2025 BY SYS