S DIV: LOT 1 BLOCK F SUNSHINE PA
381-87, 754-1160, DC 1086-429, C

SEBANDFI # 2 LLC
P O BOX 1067
METTER, GA 30439

2026

00-00-00-13646-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

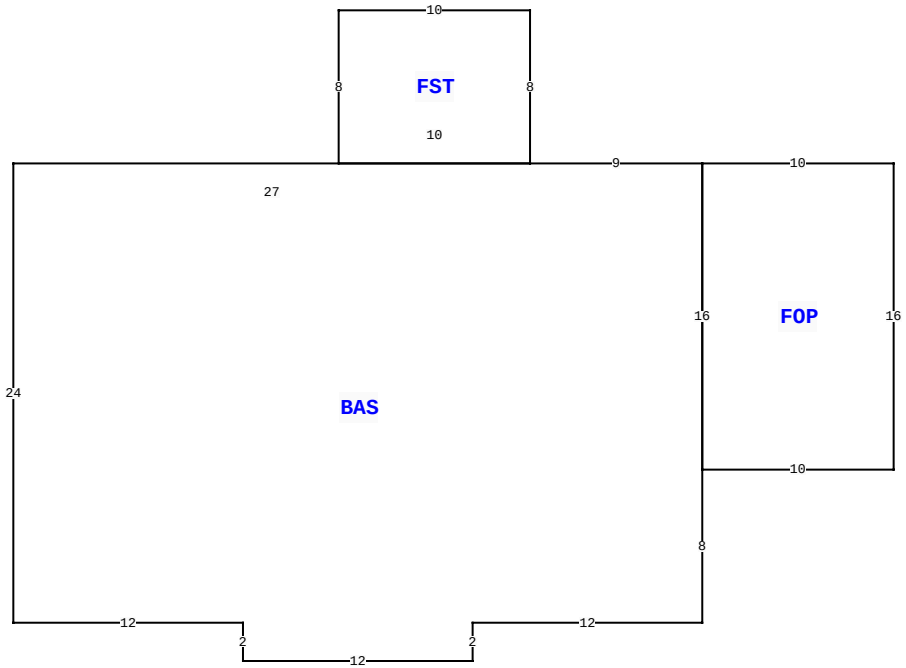
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100		888	55,128
FOP	160	30		48	2,980
FST	80	55		44	2,731
TOTALS	1,128			980	60,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	980	85.2800	95.51	93,600	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 888 HX Base Yr



674 SE HUGO LN, 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	60,840
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	7,838
TOTAL MARKET VALUE	68,678
SOH/AGL Deduction	0
ASSESSED VALUE	68,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	68,678
TOTAL JUST VALUE	68,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,678

SALE:1:1: LOT 1, BLK F, SUNSHINE PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1467/2497	5/25/2022	WD	Q	I	01	85,000
GRANTOR: HUDSON W KEITH						
GRANTEE: SEBANDFI # 2 LLC						
1317/0767	6/08/2016	CT	U	I	18	23,400
GRANTOR: CLERK OF COURT (HUNTE						
GRANTEE: KEITH W HUDSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FST= N8 W10 S8 E10$ W27 S24 E12 S2 E12 N2 E12 N8 FOP= E10 N16 W10 S16$ N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	50.00	165.00	8,250.00	SF		1.00	1.00	1.00	0.95	0.95	7,838							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.19 Total Land Value: 7,838 Market: 0 Agricultural: 0 Common: 7,838 PRINTED 11/21/2025 BY SYS