BEG AT N R/W OF SE DELLA
WILLIAMS GLEN & E R/W OF C R
245, RUN N ALONG R/W 270 FT, E

HUDSON W KEITH/SKINNER KIMBERLY I
198 NE RUSKIN WAY
LAKE CITY, FL 32055

2026

11-4S-17-08317-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

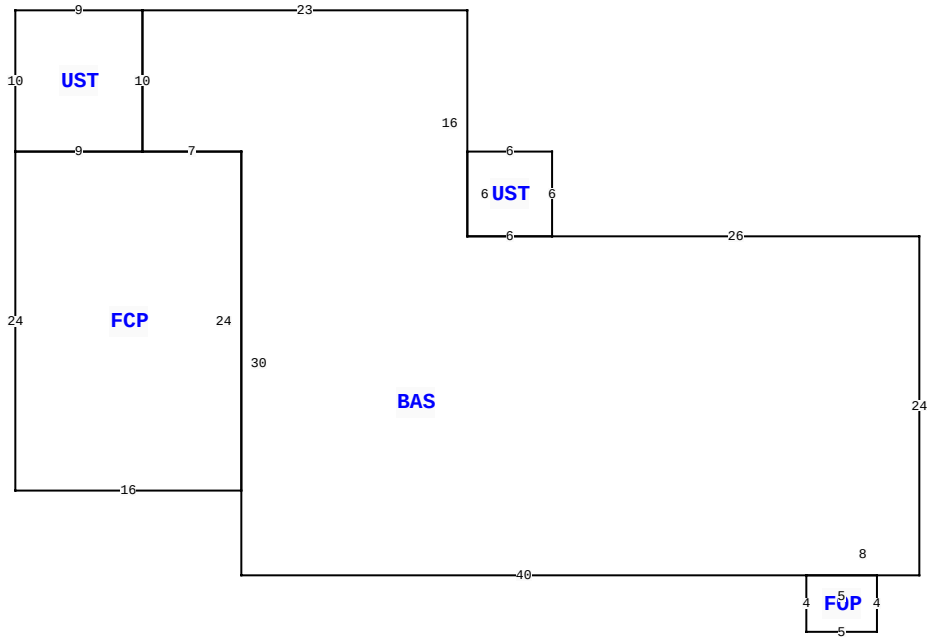
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,478	100		1,478	109,914
FCP	384	25		96	7,139
FOP	20	30		6	446
UST	36	45		16	1,190
UST	90	45		40	2,974
TOTALS	2,008			1,636	121,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,636	102.1500	114.41	187,175	1930	1930	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1478 HX Base Yr



2151 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	121,664
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	154,064
SOH/AGL Deduction	0
ASSESSED VALUE	154,064
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,064
TOTAL JUST VALUE	154,064
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/0641	6/21/2017	WD	Q	I	01	122,000
GRANTOR: JONATHAN M & CHRISTIN						
GRANTEE: W KEITH HUDSON & KI						
1085/0001	5/18/2006	WD	Q	I		70,000
GRANTOR: ABBIE ELISABETH CHAST						
GRANTEE: JONATHAN M & CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UST= N6 W6 S6 E6$ W6 N16 W23 UST= W9 S10 E9 N10$ S10
FCP= W9 S24 E16 N24W7$ E7 S30 E40 FOP= S4 E5 N4 W5$ E8 N24$.

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	2,000	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							

REVIEW DATE 04/12/2017 BY DF Total Acres: 2.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/19/2025 BY SYS