S1/2 OF SW1/4 OF SE1/4.
722-198, 744-715, 754-2054, WD

HUDSON KEVIN CHARLES
204 SW NASDAQ GLN
LAKE CITY, FL 32024

2026

15-4S-16-03018-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

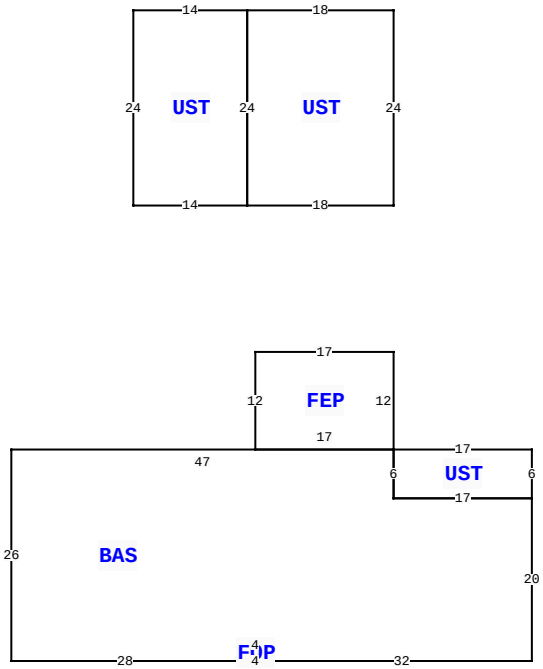
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,554	100		1,554	131,464
FEP	204	80		163	13,789
FOP	8	30		2	169
UST	102	45		46	3,892
UST	336	45		151	12,774
UST	432	45		194	16,412
TOTALS	2,636			2,110	178,500

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,110	116.2060	130.15	274,616	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1554 HX Base Yr 2020



204 SW NASDAQ GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		178,500
TOTAL MARKET OB/XF VALUE		806
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		196,316
SOH/AGL Deduction		53,782
ASSESSED VALUE		142,534
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,812
TOTAL JUST VALUE		314,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/1012	5/22/2019	QC	U	I	30	100
GRANTOR: KIMBERLY ELAINE DOLMA						
GRANTEE: KEVIN CHARLES HUDSO						
1376/0846	1/14/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: KEVIN CHARLES HUDSO						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N12 W17 S12 E17$ BAS= W47 S26 E28 FOP= E4 N2 W4 S2$N2 E4 S2 E32 N20 UST= N6 W17 S6 E17$W17 N6$ PTR=N30 UST= N24 W18 UST= W14 S24 E14 N24$S24 E18$ S30$.

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	0251	LEAN TO W/	0	100	14	24	336.00	UT	3.00	3.00	70	1993	1993	3	70	706	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 806

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	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	9105	C	TOWER SITE	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
3	5500	A	TIMBER 2	0		00	0.00	0.00	18.00	AC		1.00	1.00	1.00	445.00	445.00	8,010							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	18.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	126,000							

REVIEW DATE 10/29/2024 BY KS Total Acres: 20.00 Total Land Value: 17,010 Market: 126,000 Agricultural: 8,010 Common: 9,000 PRINTED 11/18/2025 BY SYS