COMM SE COR OF SEC, RUN N 1417.8
N 778.50 FT, W 1034 FT FOR POB,
210 FT, E 150 FT, S 210 FT TO PO

LOWE CLAYTON CORY/LOWE KRISTA MARIE
257 SW HUDSON LN
LAKE CITY, FL 32025

2025

18-4S-17-08479-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

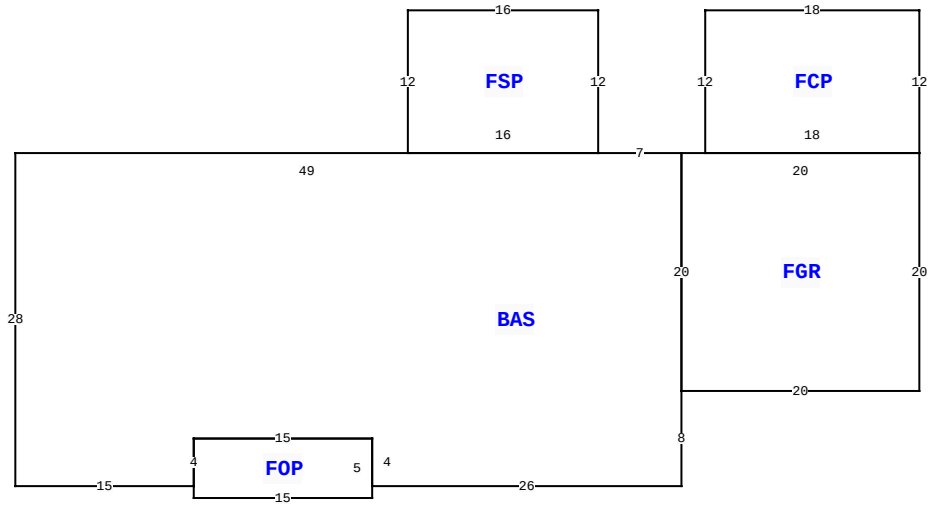
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	141,172
FCP	216	25		54	5,056
FGR	400	55		220	20,596
FOP	75	30		22	2,060
FSP	192	40		77	7,209
TOTALS	2,391			1,881	176,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,881	107.6130	120.53	226,717	1989	2005	0	0	0	22.33	77.67

1 SINGLE FAM – 100% - 2024 Heated Area: 1508 HX Base Yr 2024



257 SW HUDSON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		176,091
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		200,891
SOH/AGL Deduction		2,929
ASSESSED VALUE		197,962
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,240
TOTAL JUST VALUE		200,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,383

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1962	8/26/2022	WD	Q	I	01	258,000
GRANTOR: FRANKS BRADLEY						
GRANTEE: LOWE CLAYTON CORY						
1229/0287	1/31/2012	WD	Q	I	01	79,500
GRANTOR: BOX 1741 LLC						
GRANTEE: BRADLEY & KRISTEN F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W7 W49 S28 E15 N4 E15 S4 E26 N8 N20 $
FGR=[ORIG=0,20] E20 N20 W20 S20 $
FCP=[ORIG=20,0] N12 W18 S12 E18 $
FSP=[ORIG=-7,0] N12 W16 S12 E16 $
FOP=[ORIG=-41,28] S1 E15 N5 W15 S4 $
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 11/16/2022 BY ME Total Acres: 0.72 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/16/2025 BY SYS