COMM SE COR OF SEC, RUN N 1417.8
W 577 FT, N 778.5 FT, W 884 FT F
RUN W 150 FT, N 210 FT, E 150 FT

WILLIAMS ROBERT A/WILLIAMS MEYNA M
434 SE OAK STREET
LAKE CITY, FL 32025

2025

18-4S-17-08479-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

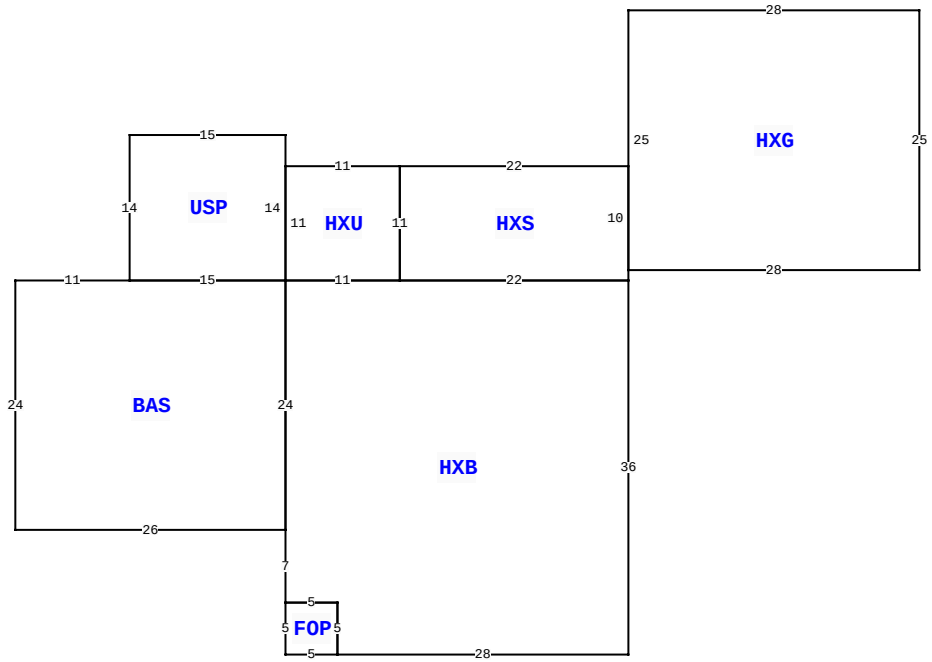
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	624	100		624	26,570
FOP	25	30		8	340
HXB	1,163	100		1,163	49,521
HXG	700	55		385	16,393
HXS	242	40		97	4,130
HXU	121	55		67	2,853
USP	210	35		74	3,151
TOTALS	3,085			2,418	102,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2700	03	2,418	114.1920	97.06	234,691	1979	1979	0	0	10	46.13	43.87

1 DUPLEX – 0% - 0 Heated Area: 1787 HX Base Yr



285 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	102,959
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	126,859
SOH/AGL Deduction	38
ASSESSED VALUE	126,821
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,821
TOTAL JUST VALUE	126,859
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,878

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10953	PUMP/UTPOL	30	03/28/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0925/2027	5/01/2001	WD	Q	I		69,000

GRANTOR: WILLIAM & HELEN BAKER

GRANTEE: ROBERT A & MEYNA WI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S24 E26 HXB= S7 FOP= S5 E5 N5 W5$E5 S5 E28 N36 HXS= N1 HXG= E28 N25 W28S25$ N10 W22 S11 E22$ W22 HXU= N11 W11 S11 E11$ W11 S24$ N24 USP= N14 W15 S14 E15$ W15$.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	0800	C	MULTI-FAM	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	22,500.00	22,500.00	11,250							
2	0800	C	MULTI-FAM	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	22,500.00	22,500.00	11,250							

REVIEW DATE 05/11/2017 BY BC Total Acres: 0.70 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/16/2025 BY SYS