COMM SE COR OF SEC, RUN N
1417.87 FT, W 577 FT, N 503.5
FT FOR POB, RUN W 200 FT, N

LOPEZ WILLIAM E/LOPEZ ALMA
430 SW HUDSON LN
LAKE CITY, FL 32025

**2026**

**18-4S-17-08479-113**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

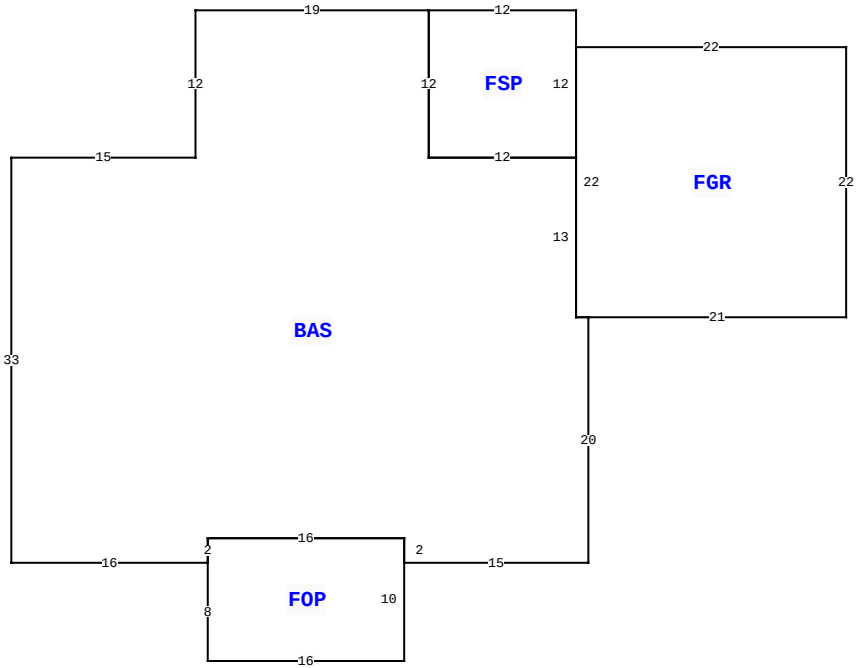
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | 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 | 1,734 | 100 | | 1,734 | 141,801 |
| FGR | 484 | 55 | | 266 | 21,752 |
| FOP | 160 | 30 | | 48 | 3,925 |
| FSP | 144 | 40 | | 58 | 4,743 |
| TOTALS | 2,522 | | | 2,106 | 172,221 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,106 | 112.3260 | 125.81 | 264,956 | 1990 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2016 Heated Area: 1734 HX Base Yr 2016




430 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 | | 172,221 |
| TOTAL MARKET OB/XF VALUE | | 3,626 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 198,347 |
| SOH/AGL Deduction | | 63,639 |
| ASSESSED VALUE | | 134,708 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 83,986 |
| TOTAL JUST VALUE | | 198,347 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 200,997 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1297/0130 | 6/19/2015 | WD | U | I | 12 | 89,000 |
| GRANTOR: FEDERAL NATIONAL MORT | | | | | | |
| GRANTEE: WILLIAM E & ALMA LO | | | | | | |
| 1284/1182 | 10/29/2014 | CT | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURTS | | | | | | |
| GRANTEE: FEDERAL NATIONAL MO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W19 S12 W15 S33 E16 FOP= S8 E16 N10W16 S2$ N2 E16 S2 E15 N20 FGR= E21 N22 W22 S22 E1$ W1 N13 FSP= N12 W12 S12 E12$ W12 N12$.

## 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 | 1,626 | |
| 2 | 0210 | GARAGE U | 0 | 100 | 20 | 22 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0140 | CLFENCE 6 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,626

| 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 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

REVIEW DATE 05/11/2017 BY BC Total Acres: 1.22 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/10/2025 BY SYS