

COMM SE COR OF SEC, RUN N 1417.8
N 503.5 FT, W 576 FT FOR POB, CO
215 FT, E 150 FT, S 215 FT TO PO

SIMON KATELYNN/SIMON JHEREMIAH WAYNE
342 SW HUDSON LN
LAKE CITY, FL 32025

2025

18-4S-17-08479-116



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
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
Architectural	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	312	100		312	25,162
BAS	1,565	100		1,565	126,211
FOP	25	30		8	645
UGR	780	45		351	28,307
UOP	286	20		57	4,597

TOTALS 2,968 2,293 184,920

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	
2	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	
3	0210	GARAGE U	0	0	0	0	960.00	UT	4.50	4.50	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	
5	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
6	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT	

REVIEW DATE 05/11/2017 BY BC

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,293	110.7740	124.07	284,493	1978	1978	0	0	35.00	65.00
1 SINGLE FAM - 0% - 2021 Heated Area: 1877 HX Base Yr											
342 SW HUDSON LN, LAKE CITY											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU											

TOTAL OB/XF											
21,656											

TOTAL OB/XF											
21,656											

Total Acres: 0.73 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		184,920	
TOTAL MARKET OB/XF VALUE		21,656	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		229,076	
SOH/AGL Deduction		12,949	
ASSESSED VALUE		216,127	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		216,127	
TOTAL JUST VALUE		229,076	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		217,510	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1537/1265	4/01/2025	WD	Q	I	01	382,500	
GRANTOR: MCGINNIS KEVIN							
GRANTEE: SIMON KATELYNN							
1421/1902	10/14/2020	WD	U	I	37	100,000	
GRANTOR: RONALD JAMES ROUGEAU							
GRANTEE: KEVIN MCGINNIS							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W42 BAS= N12 UOP= N11 W26 S11 E26\$ W26 UGR= N14 W30 S26 E30 N12\$ S12 E26\$ W26 S20 E22 FOP= S5 E5 N5 W5\$ E5 S5 E41 N25\$.											

OTHER ADJUSTMENTS AND NOTES											

PRINTED 05/20/2025 BY SYS