COMM SE COR SEC, RUN N 1417.87 F
N 503.5 FT, W 884 FT FOR POB, CO
N 215 FT TO S R/W OF RD, E 150 F

BICKERSTAFF NANCY COMBS/COMBS LAQUEZ D'JUAN
284 SW HUDSON LN
LAKE CITY, FL 32025

2026

18-4S-17-08479-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

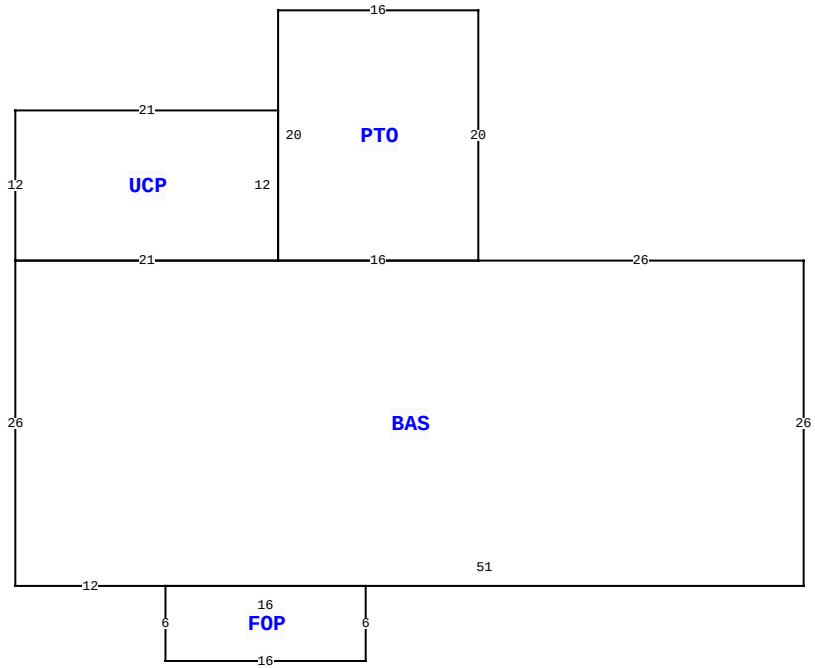
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,638	100		1,638	137,080
FOP	96	30		29	2,427
PTO	320	5		16	1,339
UCP	252	20		50	4,185
TOTALS	2,306			1,733	145,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,733	114.9540	128.75	223,124	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1638 HX Base Yr 2000



284 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		145,031
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		168,431
SOH/AGL Deduction		75,496
ASSESSED VALUE		92,935
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,213
TOTAL JUST VALUE		168,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,431

SALE:2:1: CERTIFICATE OF TITLE

SALE:1:1: W1/2 LOT 17 GREENRIDGE ESTATES SOUTH UNR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052887	Remodel	11,425	04/15/2025
000048616	Remodel	14,500	11/08/2023
000043176	Remodel	4,500	11/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/0584	9/06/2018	WD	U	I	30	100
GRANTOR: NANCY B BICKERSTAFF						
GRANTEE: NANCY COMBS BICKERS						
0886/0666	8/05/1999	WD	Q	I	03	49,300
GRANTOR: HERNANDEZ						
GRANTEE: BICKERSTAFF DR-219						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 PTO= N20 W16 S20 E16$ W16 UCP= N12 W21 S12 E21$ W21 S26 E12 FOP= S6 E16 N6 W16$ E51 N26$.

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	0296	SHED METAL	0	100	16	20	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 900

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 11/03/2020 BY JS Total Acres: 0.73 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/10/2025 BY SYS