COMM SE COR OF SEC, RUN N 1417.8
W 577 FT, N 503.50 FT, W 734 FT
CONT W 150 FT, N 215 FT, E 150 F

FRAZIER THOMAS J
312 SW HUDSON LANE
LAKE CITY, FL 32025

2026

18-4S-17-08479-124

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

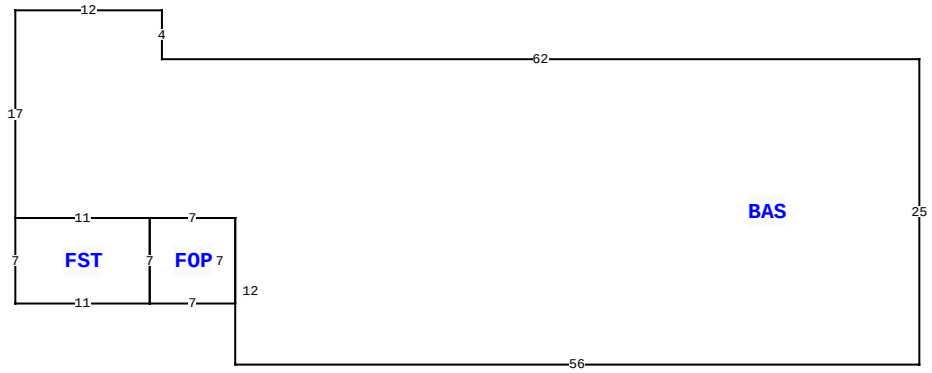
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,682	100		1,682	139,352
FOP	49	30		15	1,243
FST	77	55		42	3,479
TOTALS	1,808			1,739	144,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,739	113.8000	127.46	221,653	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1682 HX Base Yr 1996



312 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		144,074
TOTAL MARKET OB/XF VALUE		8,740
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		175,314
SOH/AGL Deduction		66,680
ASSESSED VALUE		108,634
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,912
TOTAL JUST VALUE		175,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,314

SALE:4:1: CERTIFICATE OF TITLE

SALE:3:1: $.70 STAMPS

SALE:2:1: AKA E1/2 LOT 17 GREENRIDGE EST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31411	MAINT/ALTR	50	08/30/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0812/0954	10/20/1995	WD	Q	I		57,000
GRANTOR: JOSE HERNANDEZ						
GRANTEE: THOMAS FRAZIER						
0782/1024	11/10/1993	WD	U	I	11	51,500
GRANTOR: FEDERAL HOME LOAN						
GRANTEE: JOSE R HERNANDEZ JR						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	50	1993	1993	3	50	540	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
4	0210	GARAGE U	0	100	20	20	400.00	UT	16.00	16.00	100	2017	2017	3	100	6,400	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 N4 W12 S17 FST= S7 E11 N7 W11$ E11 FOP= S7 E7 N7W7$ E7 S12 E56 N25$.

LAND DESCRIPTION

TOTAL OB/XF 8,740

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 05/09/2017 BY BC Total Acres: 0.73 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/07/2025 BY SYS