

COMM NW COR OF NE1/4 OF SW1/4, R
FOR POB, CONT E 576.65 FT, S 210
FT, N 210 FT TO POB.

HUDSON BLAINE/HUDSON RYAN
2975 E US HWY 90
LAKE CITY, FL 32055

2026

22-4S-17-08679-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0200 MOBILE HOME	
MAP NUM		02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	106,844
UOP	120	25		30	2,120
UOP	128	25		32	2,261
TOTALS	1,760			1,574	111,225

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
2	0040	BARN,POLE	0	0	24	48	1,152.00	UT	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		A-1	0.00	0.00	2.78

REVIEW DATE 06/13/2024 BY TW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,574	136.6800	128.48	202,228	1996	1996		0	0	45.00	55.00
1 MANUF 1 0% - 0												
Heated Area: 1512 HX Base Yr												
597 SE HORIZON GLN, LAKE CITY												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
04/07/2025			MLU

TOTAL OB/XF												
18,520												

Total Acres: 2.78 Total Land Value: 38,920 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		111,225	
TOTAL MARKET OB/XF VALUE		18,520	
TOTAL LAND VALUE - MARKET		38,920	
TOTAL MARKET VALUE		168,665	
SOH/AGL Deduction		29,390	
ASSESSED VALUE		139,275	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		139,275	
TOTAL JUST VALUE		168,665	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		168,665	

SALE:1:1: 12.78 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048964	Electrical Servic	0	01/05/2024
12491	M H	125	05/06/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1038/0173	2/10/2005	WD	Q	I	01	64,000
GRANTOR:TIMOTHY R & REBECCA A						
GRANTEE:BLAINE & RYAN HUDSO						
0836/0753	3/14/1997	QC	Q	V	01	100
GRANTOR:WARREN C JONES						
GRANTEE:TIMOTHY R & REBECCA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W17 UOP= N8 W15 S8 E15\$ W39 S11 UOP= W8 S16 E8 N16\$ S16 E56 N27\$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 38,920 PRINTED 10/02/2025 BY SYS