COMM NW COR OF NE 1/4 OF SW 1/4, FT TO POB, CONT E 261.48 FT, S 2 FT, S 454.47 FT, W 838.14 FT, N

HUDSON RYAN SLADE
444 SE HORIZON GLN
LAKE CITY, FL 32025

2026

22-4S-17-08679-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

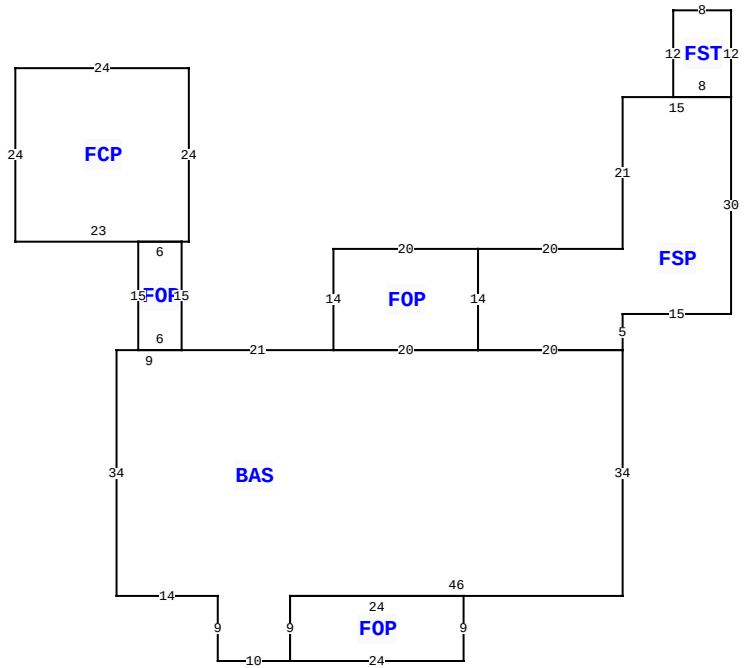
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,470	100		2,470	313,466
FCP	576	25		144	18,275
FOP	90	30		27	3,426
FOP	216	30		65	8,249
FOP	280	30		84	10,661
FSP	730	40		292	37,058
FST	96	55		53	6,727
TOTALS	4,458			3,135	397,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,135	125.9060	141.01	442,066	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2016 Heated Area: 2470 HX Base Yr 2016



444 SE HORIZON GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		397,859
TOTAL MARKET OB/XF VALUE		8,220
TOTAL LAND VALUE - MARKET		76,000
TOTAL MARKET VALUE		482,079
SOH/AGL Deduction		171,724
ASSESSED VALUE		310,355
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		259,633
TOTAL JUST VALUE		482,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,500

SALE:1:1: 12.78 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042884	Solar Power Syste	81,754	10/01/2021
31925	SFR	0	05/01/2014
24719	POOL	175	07/06/2006
23610	SFR	741	09/15/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0986/1262	6/20/2003	WD	Q	V		45,000
GRANTOR: TIMOTHY R & REBECCA J						
GRANTEE: RYAN SLADE HUDSON						
0836/0753	3/14/1997	QC	Q	V	01	100
GRANTOR: WARREN C JONES						
GRANTEE: TIMOTHY R & REBECCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FOP= N15 FCP= E1 N24 W24 S24 E23$ W6 S15 E6$ W9 S34 E14 S9 E10 FOP= E24 N9 W24 S9$ N9 E46 N34 FSP= N5 E15 N30 FST= N12 W8 S12 E8$ W15 S21 W20 S14 E20$ W20 FOP= N14 W20 S14 E20$ W20$.

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	3.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	3,600	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	500	
3	0294	SHED WOOD/	0	100	20	22	440.00	UT	5.00	5.00	100	2015	2015	3	100	2,200	
4	0040	BARN,POLE	0	100	16	24	384.00	UT	5.00	5.00	100	2015	2015	3	100	1,920	

LAND DESCRIPTION

TOTAL OB/XF 8,220

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		A-1	0.00	0.00	10.00	AC		1.00	1.00	0.80	9,500.00	7,600.00	76,000							

REVIEW DATE 05/26/2017 BY BC Total Acres: 10.00 Total Land Value: 76,000 Market: 0 Agricultural: 0 Common: 76,000 PRINTED 11/18/2025 BY SYS