(AKA THE E 2 AC OF LOT 27 & PART
BUIE'S TRACT UNREC).
THE N 265.15 FT OF S 530.30 FT O

HUDSON JACK R
445 SW TALL PINE CT
LAKE CITY, FL 32024

2026

24-4S-15-00384-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

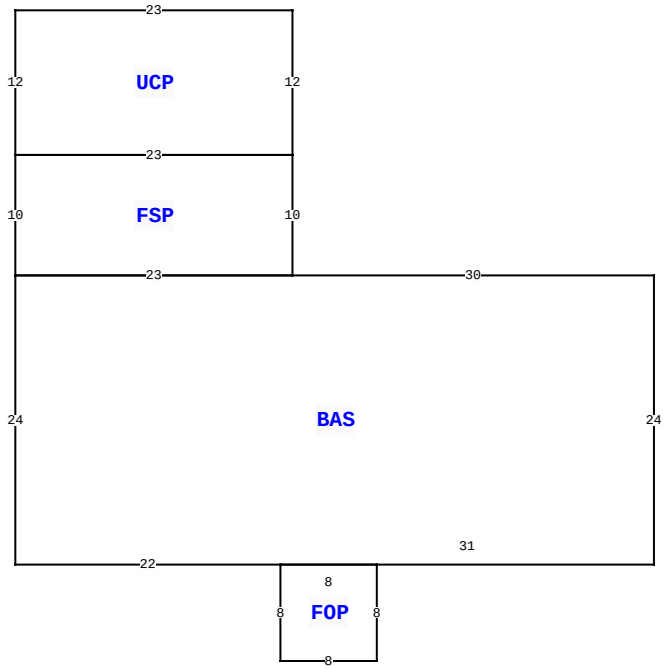
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100		1,272	34,466
FOP	64	35		22	596
FSP	230	40		92	2,493
UCP	276	20		55	1,490
TOTALS	1,842			1,441	39,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,441	112.9000	67.74	97,613	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1272 HX Base Yr



445 SW TALL PINE CT, 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		39,045
TOTAL MARKET OB/XF VALUE		15,450
TOTAL LAND VALUE - MARKET		64,315
TOTAL MARKET VALUE		118,810
SOH/AGL Deduction		56,433
ASSESSED VALUE		62,377
TOTAL EXEMPTION VALUE	HX HB WR	42,377
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		118,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,810

XFOB:7:1: OLD MH USED AS STORAGE

XFOB:1:1: SKYLINE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23624	SFR	519	09/19/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= N10 UCP= N12 W23 S12 E23$ W23 S10 E23$ W23 S24 E22 FOP= S8 E8 N8 W8$ E31N24$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0296	SHED METAL	0	100	14	66	1.00	UT	0.00	0.00	100	1993	1993	3	100	4,000	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 15,450

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	5.77	AC		1.00	1.00	1.00	9,500.00	9,500.00	54,815							

REVIEW DATE 05/13/2025 BY KS Total Acres: 6.77 Total Land Value: 64,315 Market: 0 Agricultural: 0 Common: 64,315 PRINTED 11/18/2025 BY SYS