LOTS 3 & 4 BLOCK A MELROSE
PARK S/D.

HUDSON W KEITH
198 NE RUSKIN WAY
LAKE CITY, FL 32055

2026

33-3S-17-06609-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

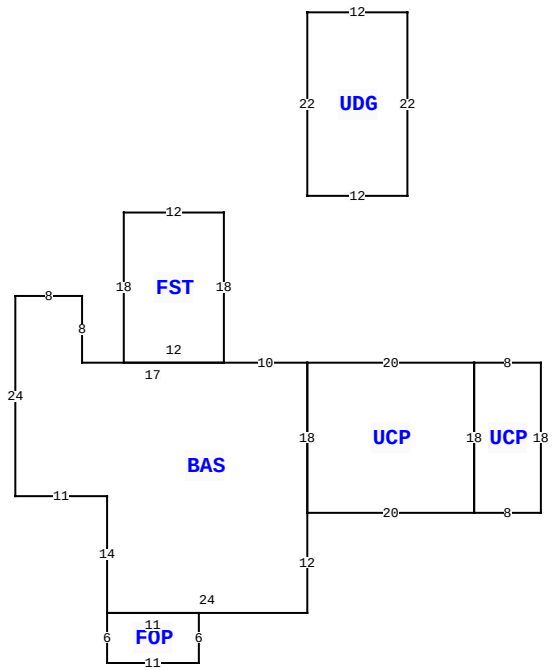
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.110	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	32,118
FOP	66	30		20	669
FST	216	55		119	3,981
UCP	144	20		29	970
UCP	360	20		72	2,409
UDG	264	55		145	4,851
TOTALS	2,010			1,345	44,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,345	54.3150	60.83	81,816	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr



1222 SE PUTNAM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	44,999
TOTAL MARKET OB/XF VALUE	850
TOTAL LAND VALUE - MARKET	7,628
TOTAL MARKET VALUE	53,477
SOH/AGL Deduction	0
ASSESSED VALUE	53,477
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,477
TOTAL JUST VALUE	53,477
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,477

LAND:1:1: 11,550SF= 1 ASSESSED LOT(2 LOTS ON PLAT)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1215/2425	6/10/2011	WD	U	I	12	13,800
GRANTOR: PEOPLES STATE BANK						
GRANTEE: W KEITH HUDSON						
1201/0222	8/27/2010	WD	U	I	12	100
GRANTOR: GEORGE M MASHAVA & MA						
GRANTEE: PEOPLES STATE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FST= N18 W12 S18 E12$ W17 N8 W8 S24 E11 S14 FOP= S6 E11 N6 W11$ E24 N12 UCP= E20 UCP= E8 N18 W8 S18$ N18 W20 S18$ N18$ PTR=N20 UDG= E12 N22 W12 S22$S20$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 850

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	0		RSF/MH	0.00	0.00	11,300.00	SF		1.00	1.00	0.90	0.75	0.68	7,628							

REVIEW DATE 12/12/2016 BY DF Total Acres: 0.26 Total Land Value: 7,628 Market: 0 Agricultural: 0 Common: 7,628 PRINTED 11/20/2025 BY SYS