COMM NW COR OF NE1/4 OF NE1/4,
RUN S 440 FT, RUN E 33 FT FOR
POB, RUN S 105 FT, E 177 FT,

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

2026

35-3S-17-07254-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

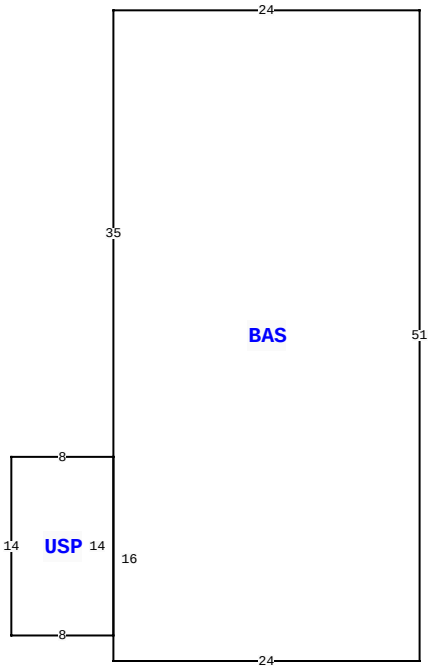
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	35317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100		1,224	74,850
USP	112	35		39	2,385
TOTALS	1,336			1,263	77,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,263	84.0000	94.08	118,823	1957	1957	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1224 HX Base Yr



389 NE CORTEZ TER, 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	77,235
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	4,446
TOTAL MARKET VALUE	82,281
SOH/AGL Deduction	0
ASSESSED VALUE	82,281
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,281
TOTAL JUST VALUE	82,281
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1203/0835	10/15/2010	WD	Q	I	01	35,000
GRANTOR: WOODROE O ASHE						
GRANTEE: W KEITH HUDSON						
1135/2385	9/21/2007	WD	Q	I	01	100
GRANTOR: AVIE BRIDGMAN & JIMME						
GRANTEE: WOODROE O ASHE (SUB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S35 USP= W8 S14 E8 N14$ S16 E24 N51$.

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	0040	BARN,POLE	0	0	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 600

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			0.00	0.00	17,785.00	SF		1.00	1.00	1.00	0.25	0.25	4,446							

REVIEW DATE 02/16/2017 BY BC Total Acres: 0.41 Total Land Value: 4,446 Market: 0 Agricultural: 0 Common: 4,446 PRINTED 11/18/2025 BY SYS