COMM NE COR, RUN S 1453.26 FT FO
220 FT, W 200 FT, N 220 FT E 200

HUDSON TIMOTHY B
463 SW EUPHORIA GLN
LAKE CITY, FL 32024

2025

36-4S-16-03299-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

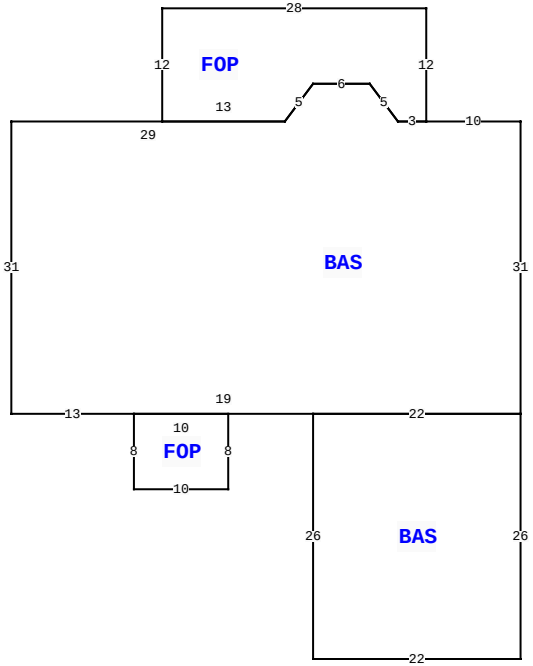
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 01
NEIGHBORHOOD/LOC	36416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100		572	51,879
BAS	1,710	100		1,710	155,093
FOP	80	30		24	2,177
FOP	300	30		90	8,163
TOTALS	2,662			2,396	217,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,396	109.8040	122.98	294,660	1999	1999	0	0	0	26.25	73.75

1 SINGLE FAM – 100% - 2000 Heated Area: 2282 HX Base Yr 2000



463 SW EUPHORIA 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		217,312
TOTAL MARKET OB/XF VALUE		4,170
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		239,482
SOH/AGL Deduction		84,356
ASSESSED VALUE		155,126
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		104,404
TOTAL JUST VALUE		239,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13868	SFR	260	04/09/1998

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= N12 W28 S12 E13 U4 R3 E6 R3 D4 E3$ W3 U4 L3 W6 L3 D4 W29 S31 E13 FOP= S8 E10 N8 W10$ E19 BAS= S26 E22 N26 W22$ E22 N31$.

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	0166	CONC,PAVMT	0	100	0	0	480.00	UT	1.50	1.50	100	1999	1999	3	100	720	
2	0166	CONC,PAVMT	0	100	50	4	200.00	UT	2.25	2.25	100	2009	2009	3	100	450	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,170

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 08/07/2019 BY BC Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 07/29/2025 BY SYS