NE DIV: N1/2 OF NE1/4. BLOCK 46.
ORB 434-196, 719-238, 725-679. P

HUDSON W KEITH/SKINNER KIMBERLY I
198 NE RUSKIN WAY
LAKE CITY, FL 32055

2026

00-00-00-11003-000

BUILDING CHARACTERISTICS

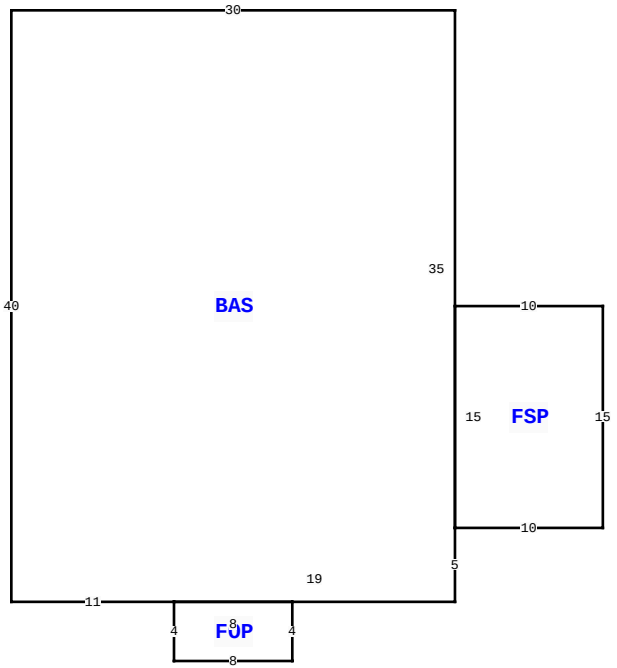
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	48,497
FOP	32	30		10	404
FSP	150	40		60	2,425
TOTALS	1,382			1,270	51,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,270	65.6100	73.48	93,320	1945	1945	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1200 HX Base Yr



830 NE JOE CONEY TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	51,326
TOTAL MARKET OB/XF VALUE	150
TOTAL LAND VALUE - MARKET	3,741
TOTAL MARKET VALUE	55,217
SOH/AGL Deduction	0
ASSESSED VALUE	55,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,217
TOTAL JUST VALUE	55,217
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0717			08/22/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/1397	12/08/2010	WD	U	I	12	11,000
GRANTOR: G8 CAPITAL FIND V LLC						
GRANTEE: W KEITH HUDSON & KI						
1202/1934	8/09/2010	WD	U	I	12	9,800
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: G8 CAPITAL FIND V L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S40 E11 FOP= S4 E8 N4 W8$ E19 N5 FSP= E10 N15 W10 S15$ N35$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	50	2004	2004	3	50	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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	-375.00	105.00	7,875.00	SF		1.00	1.00	0.95	0.50	0.48	3,741							

REVIEW DATE 10/27/2015 BY DF Total Acres: 0.18 Total Land Value: 3,741 Market: 0 Agricultural: 0 Common: 3,741 PRINTED 06/26/2026 BY SYS